HARERA
GURUGRAM

Promoter Name Jms Buildtech Pvt. Ltd./Ramaprastha Estate Pvt. Ltd.
Project Name Crosswalk

NON-COMPLIANCE OF REGISTRATION CERTIFICATE HEARING BRIEF

Sr. No	Particulars	Details
1.	**Registration Certificate No.**	RC/REP/HARERA/GGM/313/45/2019/07
2.	**Date of registration**	18/02/2019
3.	**Date of validity of registration**	30/06/2022
4.	**Name of the project**	Crosswalk
5.	**Name of the promotor**	Jms Buildtech Pvt. Ltd./Ramaprastha Estate Pvt. Ltd.
6.	**Nature of the project**	CC
7.	**Location of the project**	Gurugram (Sector 93)
8.	**Area registered**	2 Acres
9.	**Suo-Moto complaint No.**	RERA-GRG-4363-2022
10.	**Status of documents to be submitted within timeframe are as under:**	

S. no.	Conditions	Compliance end date	Date of approval obtained on	Status of approval
1.	Fire Scheme within 30 days from the date of grant of RC	20/03/2019	19-01-2022	Not on time
2.	Approval of service plans and estimates within 30 days from the date of grant of RC	20/03/2019	-	Not submitted

11.	File Status	Date
	Show Cause notice sent on	15-06-2022
	1st hearing on	01-07-2022
	2nd hearing on	09-11-2022
	3rd hearing on	11-11-2022
	4th hearing on	25-11-2022
	5th hearing on	09-12-2022

12.	**Project Summary**
	An application for registration of real estate project was submitted in the authority and the authority considered the application and granted registration certificate under section 5(1)(a) of the Act 2016 with the conditions mentioned above directing the promoter to comply with those conditions within the specified time mentioned against each condition. Since the promoter has failed to comply with the conditions within the prescribed time, therefore, a show cause notice dated 15-06-2022 was issued to the promoter with the direction to submit the deficit documents within 15 days failing which their real estate project registration may be revoked

under 7(1) of the Real Estate (Regulation and Development) Act, 2016 and penal proceedings may be initiated under section 63 for non-compliance of the directions issued by the Authority. Also, an opportunity of hearing was offered to the promoter on 01-07-2022. The promoter has still not complied the conditions of registration certificate.

Proceedings dated: 11-11-2022

Ms. Shilpy Singh (CS) is present on behalf of the promoter. She has stated that the reply has been submitted on 10.11.2022.

The Planning Executive has stated that reply has not been received. The matter be put up along with the reply. The matter to come up on 25.11.2022.

The promoter submitted the reply vide dak receipt no. 43782 dated 10-11-2022. Approval of fire NOC got approved on 19-01-2022. Regarding service estimates and plans, license was issued in favor of Ramprastha Estates Pvt Ltd for plotted colony of 128.6 acres out of which M/s JMS Buildtech Pvt Ltd had purchased 2.00 acre for commercial colony. So, it is the liability of Ramprastha Estates Pvt Ltd to take approval of service estimates and plans. Also, OC for this project have been obtained on 08.03.2022.

Proceedings dated: 25-11-2022

Ms. Shilpy Singh (CS) is present on behalf of the promoter. The matter adjourned to come up on 09-12-2022.

9-12-22

(Jyoti Yadav)
Planning Executive

Day and Date of hearing	Friday and 09-12-2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 25-11-2022

Ms. Jyoti Yadav, Planning Executive briefed about the facts of the project.

No one has appeared on behalf of the promoter.

The matter to come up on 06-01-2023.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

(Dr. Krishana Kumar Khandelwal)
Chairman, HARERA, Gurugram