



NON-COMPLIANCE OF REGISTRATION CERTIFICATE HEARING BRIEF

Sr. No	Particulars	Details			
1.	Registration Certificate No.	RC/REP/HARERA/GGM/380/112/2019/74			
2.	Date of registration	9/12/2019			
3.	Date of validity of registration	1/07/2024			
4.	Name of the project	Bestech 92 Market Place			
5.	Name of the promotor	Bestech India pvt. Ltd.			
6.	Nature of the project	CC			
7.	Location of the project	Gurugram (Sector 92)			
8.	Area registered	5.7125 acres			
9.	Suo-Moto complaint No.	RERA-GRG-4443-2022			
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.	Approved service estimates and plans within three months from the date of grant of registration certificate.	8/03/2020	Not submitted	NIL
	2.	Fire scheme approval within 3 months from issuance of registration certificate.	08-03-2020	Not submitted	NIL
11.	File Status	Date			
	Show Cause notice sent on	15-06-2022			
	1 st hearing on	01-07-2022			
	2 nd hearing on	18-11-2022			
	3 rd hearing on	25-11-2022			
	4 th 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. In the last hearing, the promoter requested for 15 days time to file the reply but till date no reply was submitted by the promoter.

Proceedings dated: 18-11-2022

Sh. Kuldeep Prashar (Sr. Manager) is present on behalf of the promoter. The AR of the promoter requests for a short adjournment to produce the relevant documents. The matter to come up on 25.11.2022.

Proceedings dated: 25-11-2022

Sh. Kuldeep Prashar (Sr. Manager) is present on behalf of the promoter. The AR of the promoter states that the BG for service estimates and plans has been submitted with the DTCP on 03.02.2022 and approval is expected within 2 months. So far as the fire scheme is concerned, objections have been raised by the fire department on 25.10.2019.

The AR of the promoter was directed to submit BGs amounting to Rs. 25 lakhs valid for six months/cheques of the same amount within a period of 15 days as a guarantee for submission of the required documents/certificates within a period of 3 months, failing which action for revocation of the registration on account of non-compliance of the conditions thereof shall be initiated. The matter to come up on 09.12.2022.

(Signature)
 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.

(Signature)
 (Sanjeev Kumar Arora)

Member, HARERA, Gurugram

(Signature)
 (Ashok Sangwan)

Member, HARERA, Gurugram

(Signature)
 (Dr. Krishana Kumar Khandelwal)

Chairman, HARERA, Gurugram