

NON-COMPLIANCE OF REGISTRATION CERTIFICATE HEARING BRIEF

Sr. No	Particulars	Details				
1.	Registration Certificate No.	RC/REP/HARERA/GGM/529/261/2022/04				
2.	Date of registration	31/01/2022				
3.	Date of validity of registration	14/07/2026				
4.	Name of the project	Ultimus 2.0				
5.	Name of the promotor	MRG WORLD LLP				
6.	Nature of the project	AGH				
7.	Location of the project	Sector 90, Gurugram				
8.	Area registered	5.2625 acres				
9.	Suo-Moto complaint No.	RERA-GRG-7384-2022				
10.	Status of documents to be submitted within timeframe are as under:					
	S. no.	Conditions	Compliance end date	Date of approval obtained on	Status	No. of days lapsed
	1.	Approved service estimates and plans within three months from the date of grant of registration certificate.	1/05/2022	Not submitted	-	-
	2.	Approved fire scheme approval within three months from the date of grant of registration certificate.	01-05-2022	26-05-2022	Not on time	25
11.	Details of bank guarantees					
	Bank Name	BG No and Date		Amount	Valid upto	
	AU Small Finance Bank	AMGIPBG220730002 dated 14-03-2022		10 lacs	13/06/2023	
	AU Small Finance Bank	AMGIPBG220730001 dated 14-03-2022		10 lacs	13/06/2023	
12.	File Status		Date			
	Show Cause notice sent on		31-10-2022			
	1 st hearing on		25-11-2022			
	2 nd hearing on		09-12-2022			
13.	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 stipulated time, therefore, a show cause notice dated 31-10-2022 was issued to the promoter for forfeiture of bank guarantee and directed the promoter to submit the reply within 15 days failing which further order will be passed by the Authority. In reference to SCN, the promoter submitted the letter dated 07-11-2022 where he submits that the delay in obtaining approvals is not on their part.

Proceedings dated: 25-11-2022

Sh. Naveen Agarwal (CS) and Sh. Charanjeet Monga (Asstt. Manager) are present on behalf of the promoter. The fire scheme approval was obtained on 26.05.2022 with a delay of 25 days. Regarding service estimates and plans, the AR submits that the matter is pending at the level of DTCP and is likely to take 3 months.

In view of the above it is clear that the condition No. 1 as mentioned in the registration certificate No. RC/REP/HARERA/GGM/529/261/20222/04, dated 31.01.2022 has not been complied with. Therefore, the BG of Rs. 10 lakhs submitted in lieu of compliance of the above condition within a period of 3 months be forfeited. The promoter/developer requests that another 3 months' time may be given to comply with the condition to submit approved service estimates and plans for which he shall submit a fresh BG for Rs. 25 lakhs within a period of 15 days. In case the same is not submitted, action under section 7(1) of the Act, 2016 shall be taken. The matter to come up on 09.12.2022.

(Signature)
(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: 09-12-2022

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

Sh. Chamangeet Monga (AS) and Sh. Naveen Aggarwal (AS) are present on behalf of the promoter.

The AR of the promoter states that an application for surrender of the registration for the project has been submitted in the Authority today i.e., on 09.12.2022. He states that the promoter is unable to proceed with the project due to management issues. Proceedings may be sent to the Planning Branch to take further action regarding the surrender request.

(Signature)
(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Signature)
(Ashok Sangwan)
Member, HARERA, Gurugram

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