NON-COMPLIANCE OF REGISTRATION CERTIFICATE HEARING BRIEF

Sr. No	Particulars	Details
1.	**Registration Certificate No.**	RC/REP/HARERA/GGM/359/91/2019/53
2.	**Date of registration**	30/09/2019
3.	**Date of validity of registration**	31/12/2019
4.	**Name of the project**	114 Avenue
5.	**Name of the promotor**	VSR Infratech Pvt. Ltd.
6.	**Nature of the project**	CC
7.	**Location of the project**	Gurugram (Sector 114)
8.	**Area registered**	2.968 Acres
9.	**Suo-Moto complaint No.**	RERA-GRG-4413-2022
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.	29/12/2019	29-09-2020	Not on time
2.	Renewed License within three months	29-12-2019	26-02-2020	Not on time
3.	Electrical load availability within three months from the date of grant of RC	29-12-2019	18-06-2019	On time
4.	Renewed Building plan within three months	29-12-2019	02-12-2019	On time

11.	File Status	Date
	Show Cause notice sent on	15-06-2022
	1st hearing on	01-07-2022
	2nd hearing on	18-11-2022
	3rd 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, no one present on behalf of the promoter neither the promoter submitted the reply.

Proceedings dated: 18-11-2022

Sh. Rajan Kumar Hans (Advocate) is present on behalf of the promoter. The Counsel of the promoter states that approval of service estimates and plans have been obtained on 29.09.2020, approval of electrical load availability NOC on 18.06.2019, renewal of building plan approved on 02.12.2019. A copy of the same shall be submitted in the Authority on 21.11.2022. He further submits that the OC for the project has been received on 17.02.2021. Regarding renewal of license the status shall be submitted along with other documents. The matter to come up for further proceedings 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: 09-12-2022

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

Sh. Rajan Kumar Hans (Advocate) is present on behalf of the promoter.

The Counsel of the promoter states that OC has already been received on 17.02.2021. Copy of the same shall be submitted in the registry of the Authority within three days. Rest of the compliances have been done. Although there was a delay of 9 months in submission of approved service plans and estimates for which the counsel requests for a short adjournment to explain the reasons of delay.

The matter to come up on 23.12.2022

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

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