NON-COMPLIANCE OF REGISTRATION CERTIFICATE HEARING BRIEF

Sr. No	Particulars	Details
1.	**Registration Certificate No.**	RC/REP/HARERA/GGM/489/221/2021/57
2.	**Date of registration**	28/09/2021
3.	**Date of validity of registration**	31/12/2023
4.	**Name of the project**	Urban Cubes 71
5.	**Name of the promotor**	M/s White Land Corporation Pvt. Ltd.
6.	**Nature of the project**	CPC
7.	**Location of the project**	Sector 71, Gurugram
8.	**Area registered**	2.65 Acres
9.	**Suo-Moto complaint No.**	RERA-GRG-4331-2022
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 architectural Control Sheet within one months	28-10-2021	20-04-2022	Not on time	174 days
2.	Electrical load availability within one month.	28-10-2021	05-10-2021	On time	0
3.	Approval for water supply, sewage disposal, storm water drainage within one month.	28-10-2021	01-10-2021	On time	0
4.	Approved service estimates and plans within three months from the date of grant of registration certificate.	28-12-2021	31-12-2021	Not on time	3 days

11. Details of bank guarantees

Bank Name	BG No and Date	Amount	Valid upto
ICICI	2451NDDG00111822 dated 22-10-2021	25 lacs	21-03-2022
ICICI	2451NDDG00111422 dated 22-10-2021	50 lacs	21-03-2022

12.	File Status	Date
	Show Cause notice sent on	15-06-2022
	1st hearing on	01-07-2022
	2nd hearing on	25-11-2022

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 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 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. The promoter submitted the reply vide dak receipt 44456 dated 22-11-2022 where the promoter stated that the process for obtaining approval of ACS and service estimates and plans got delayed by the competent authority and internal processes took time in processing their case.
	02/12/22 **(Jyoti Yadav)** **Planning Executive**
Day and Date of hearing	Friday and 02-12-2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 02-12-2022

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

Sh. Sumit Chaudhary (Director) is present on behalf of the promoter.

Reply has been taken on record.

The matter to come up on 16.12.2022.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Vijay Kumar Goyal)
Member, HARERA, Gurugram

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