NON-COMPLIANCE OF REGISTRATION CERTIFICATE HEARING BRIEF

Sr. No	Particulars	Details
1.	**Registration Certificate No.**	RC/REP/HARERA/GGM/283/2018/15
2.	**Date of registration**	11/09/2018
3.	**Date of validity of registration**	31/08/2019
4.	**Name of the project**	Vipul Lavanya Apartments Tower 2&3
5.	**Name of the promotor**	Vipul Limited
6.	**Nature of the project**	GH
7.	**Location of the project**	Gurugram (Sector 81)
8.	**Area registered**	2.282 Acres
9.	**Suo-Moto complaint No.**	RERA-GRG-4298-2022
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.	Approval of revalidation of environmental clearance before applying for occupation certificate	26-09-2018	Not submitted		
2.	Approval of AAI NOC before applying for occupation certificate	26-09-2018	Not submitted		
3.	In draft agreement for sale, signature of license holders as a confirming party are to be ensured and copy of the same shall be submitted within 15 days from the grant of RC.	26-09-2018	Not submitted		
4.	Copy of information to the revenue dept regarding grant of license and bonded for setting up of GH colony shall be submitted within 15 days from the grant of RC.	26-09-2018	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
	Project Summary	

12.	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 15-06-2022 was issued to the promoter for revocation of registration certificate with the directions to submit the reply 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. **Proceedings dated: 11-11-2022** None is present on behalf of the promoter. One final opportunity is being granted and if no one from the promoter submit the reply/appears it shall be assumed that they have nothing to say in this regard. Hence, thereafter The Authority shall be bound to proceed ex-parte. The matter to come up on 25.11.2022. **Proceedings dated: 25-11-2022** Ravinder Singh (Sr. Manager) is present on behalf of the promoter. Matter adjourned for 02-12-2022. 2/12/22 **(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. Ravinder Singh (AR) is present on behalf of the promoter.
Till date nothing has been submitted by the promoter. Two weeks time is requested by the promoter for submission of deficit documents.
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