NON-COMPLIANCE OF REGISTRATION CERTIFICATE HEARING BRIEF

Sr. No	Particulars	Details
1.	**Registration Certificate No.**	RC/REP/HARERA/GGM/534/266/2022/09
2.	**Date of registration**	15/02/2022
3.	**Date of validity of registration**	28/07/2026
4.	**Name of the project**	Royal Green Heights
5.	**Name of the promotor**	Synergy Shine Infra LLP
6.	**Nature of the project**	AGH
7.	**Location of the project**	Sector-62, Gurugram
8.	**Area registered**	5.7875 acres
9.	**Suo-Moto complaint No.**	RERA-GRG-4471-2022

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.	16-05-2022	Not submitted		
2.	Fire scheme approval within 3 months from issuance of registration certificate.	16-05-2022	Not submitted		
3.	EC within three months.	16-05-2022	Not submitted		

11. Details of bank guarantees

Bank Name	BG No and Date	Amount	Valid upto
-	000806 dated 15.05.2022	10 lacs	31/10/2022
-	000807 dated 15.05.2022	10 lacs	31/10/2022

12.

File Status	Date
Show Cause notice sent on	15-06-2022
Show Cause notice sent on	02-11-2022
1st hearing on	01-07-2022
2nd hearing on	02-12-2022

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 15-06-2022 and 02-11-2022 was issued to the promoter for forfeiture of bank guarantee and 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 02-12-2022.
	(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.

None is present on behalf of the promoter

The matter to come up on 08-12-2022.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Vijay Kumar Goyal)
Member, HARERA, Gurugram

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