NON-COMPLIANCE OF REGISTRATION CERTIFICATE HEARING BRIEF

Sr. No	Particulars	Details
1.	**Registration Certificate No.**	RC/REP/HARERA/GGM/535/267/2022/10
2.	**Date of registration**	21/02/2022
3.	**Date of validity of registration**	14/06/2026
4.	**Name of the project**	VALENCIA
5.	**Name of the promotor**	AB REALTY PRIVATE LTD
6.	**Nature of the project**	DDJAY
7.	**Location of the project**	Sector 73, Gurugram
8.	**Area registered**	12.10625 acres
9.	**Suo-Moto complaint No.**	RERA-GRG-7038-2022
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 zoning plan within two months from the date of grant of registration certificate.	06-06-2022	Not submitted		
2.	Approved service estimates and plans within two months from the date of grant of registration certificate.	22-04-2022	Not submitted		
3.	Assurance of water supply, sewage disposal, storm water drainage within two months	22-04-2022	Not submitted		
4.	Approved electrical load availability NOC within two months	22-04-2022	Not submitted		
5.	Forest NOC within two months	22-04-2022	Not submitted		
6.	Non encumbrance certificate within two months	22-04-2022	Not submitted		

11. Details of bank guarantees

Bank Name	BG No and Date	Amount	Valid upto
Karur Vysya Bank	Ch. No. 000209 dated 22-02-2022	10 lacs	22/05/2022
Karur Vysya Bank	Ch. No. 000208 dated 22-02-2022	10 lacs	22/05/2022

12.	File Status	Date
	Show Cause notice sent on	02-11-2022
	1st hearing on	02-12-2022
	Project Summary	

13.	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 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.
	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.

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