NON-COMPLIANCE OF REGISTRATION CERTIFICATE HEARING BRIEF

Sr. No	Particulars	Details
1.	Registration Certificate No.	RC/REP/HARERA/GGM/595/327/2022/70
2.	Date of registration	25-07-2022
3.	Date of validity of registration	30-01-2026
4.	Name of the project	VIENNA GREENS
5.	Name of the promotor	SKYWHALES DEVELOPERS LLP
6.	Nature of the project	DDJAY PC
7.	Location of the project	SECTOR 99A, gurugram
8.	Area registered	6.00625 Acres
9.	Suo-Moto complaint No.	RERA-GRG-7063-2022
10.	Status of documents to be submitted within timeframe are as under:	

S. no.	Conditions	Compliance due 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.	23-10-2022	Not submitted	Not submitted	
2.	Approved zoning plan within three months from the date of grant of registration certificate.	23-10-2022	Not submitted	Not submitted	
3.	Approved electrical load availability connection within two months from the date of grant of registration certificate.	23-09-2022	Not submitted	Not submitted	
4.	Approved power line shifting NOC within two months from the date of grant of registration certificate.	23-09-2022	Not submitted	Not submitted	

11.	Details of security		
	Bank Name	DD No. and Date	Amount
	Union Bank	DD. No. 572839 dated 22-07-2022	25 lacs
	Union Bank	DD. No. 572840 dated 22-07-2022	25 lacs

12.	File Status	Date
	Show Cause notice sent on	23-01-2023
	1st hearing on	24-02-2023

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 23-01-2023 was issued to the promoter for forfeiture of security and revocation of registration certificate and directed the promoter to submit the reply within 15 days failing which further order will passed by the Authority. Also, an opportunity of hearing was offered to the promoter on 24-02-2023.
	(Jyoti Yadav) **Planning Executive**

Day and Date of hearing	Friday and 24-02-2023

DECISION OF THE AUTHORITY

Proceedings dated 24-02-2023.
Ms. Jyoti Yadav, Planning Executive briefed about the facts of the project.
No one is present on behalf of the promoter.
Since the promoter has not complied with the conditions of registration certificate within stipulated time frame, therefore the demand drafts submitted by the promoter shall be forfeited for non-compliance of RC.
Also, the promoter is directed to submit fresh cheques of Rs. 25 lakhs each against approval of service plan and estimates and approved zoning plan by 27-02-2023.
Matter to come up on 17-03-2023

(Ashok Sangwan)
Member, HARERA, Gurugram