

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

Brief of the project		
SNo.	Particulars	Details
1.	Name of the project	Golf Heights
2.	Name of the promotor	M/s Ocean Seven Buildtech Pvt. Ltd.
3.	Nature of the project	Affordable Group Housing colony
4.	Location of the project	Sector- 69, Gurugram.
5.	Legal capacity to act as a promoter	Collaborator
6.	Name of the license holder	Suresh Kumar S/o Ram Kavar
7.	Name of the Collaborator	M/s Ocean Seven Buildtech Pvt. Ltd.
8.	Status of project	Ongoing
9.	Online Complaint ID	RERA-GRG-1105-2023
10.	QPR Compliance (If applicable)	Not Submitted
11.	4(2)(I)(d) Compliance (If applicable)	Not Submitted
12.	License no.	28 of 2018 dated 02.05.2018 valid up to 01.05.2023.
13.	Total licensed area	5.4125 Acres
14.	RERA Registration Number	17 of 2018 dated 12.10.2018 valid up to 20.10.2023 (Including 6 months Covid extension)
15.	File Status	Date
	Suspension of License by DTCP	23.02.2023 (Authority receiving - 24.02.2023)
	First Order passed by Authority including freezing of accounts	24.02.2023
	First show cause notice	02.03.2023
	Letter from STP to DC, Gurugram. (Copy endorsed to HARERA, Gurugram)	03.03.2023 (Authority receiving - 09.03.2023)
	First hearing on	03.04.2023
16.	Case History:	It has come to the notice of the Authority through a publication of Times of India dated 07.02.2023 that a group of home buyers of the project named "Expressway tower" located at sector - 109, Gurugram being developed by M/s Ocean seven Buildtech Pvt. Ltd. met the Senior Town Planner, Gurugram on 06.02.2023 and demanded action against the developer

for delay in the completion of the project. The promoter has not submitted the QPR and annual audit report under section 4(2)(l)(d) in the Authority till date for the above-mentioned project till date.

An Suo motu cognizance of the project is started by the Authority on 23.02.2023 and DTCP had also suspended the license no 28 of 2018 dated 02.05.2018 on 23.02.2023. An order had been passed by the Authority vide no. HARERA/GGM/285/2018/17/ Suo motu dated 24.02.2023 for freezing of accounts and to conduct the forensic audit of the project also. A show cause notice was issued to the promoter vide no HARERA/GGM/285/2018/17/ Show cause dated 02.03.2023. No reply has been received by the promoter till 31.03.2023 in the Authority.

*Sshank*  
**(Shashank Sharma)**  
Associate Engineer Executive

<b>Day and Date</b>	Monday, 03rd April, 2023
<b>Complainant</b>	HARERA, Gurugram
<b>Nature of complaint</b>	Suo Motu Cognizance
<b>Represented through</b>	Shashank Sharma
<b>Respondent</b>	M/s Ocean Seven Buildtech Pvt. Ltd.
<b>Respondent Represented through</b>	
<b>Proceeding Recorded by</b>	Ram Niwas

**Proceedings of the day**

None is present on behalf of the promoter. A show cause notice vide no HARERA/GGM/285/2018/17/show cause dated 02.03.2023 was served on the respondent on 03.03.2023 to appear today. Neither the respondent has appeared nor has any reply been submitted. In view of the above, it is decided that a public notice may be issued in two newspaper (One in Hindi & one in English respectively) in public interest, to inform the allottees regarding the proceedings & also direct the respondent to appear before the authority on 24.04.2023 failing which registration no HARERA/GGM/189/2017/IR/301 may be revoked in addition to the penalties and consequences as prescribed in the Real Estate (Regulation and Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017. The cost of the public notice is to be borne by the promoter.

*Sanjeev Kumar Arora*  
**(Sanjeev Kumar Arora)**  
Member, HARERA

*Arun Kumar Gupta*  
**(Arun Kumar Gupta)**  
Chairman, HARERA

*Ashok Sangwan*  
**(Ashok Sangwan)**  
Member, HARERA