

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 Kawar
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)(l)(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
	Second hearing on	24.04.2023
	Notice to directors & CFO	04.05.2023
	Third hearing on	15.05.2023
	Documents Submitted on	15.05.2023
Third hearing on	05.06.2023	
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.

**Proceedings dated 03.04.2023**

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 23.04.2023 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.

**A public notice was issued in the two newspapers namely "The Tribune" dated 19.04.2023 and "Dainik Jagran" dated 20.04.2023.**

No reply has been received by the promoter till 20.04.2023 in the Authority.

**Proceedings dated 24.04.2023**

None is present on behalf of the promoter despite service of the notice through personal delivery and publication of the notice in newspaper. The report of forensic auditor is also not yet received and hence reminder to the auditor for early submission of report be also issued along with status of freezing of bank account from the concerned bank by the concerned Engineering Executive. Since neither the promoter is putting in appearance nor any reply has been filed till date and the authority is in receipt of about 100 complaints against the promoter for not adhering to the schedule of construction and hence Authority decides to issue a notice under section 35 to the directors of the company as well as CFO for put in appearance along with the following records on 15.05.2023 at 2.00 PM -

- i) the details of the units allotted along with the amount realised against each unit and date of allotment with name and address of allottee.
- ii) The expenditure incurred on the construction, development works till date duly verified by Chartered Accountant, Chartered Engineer and Architect of the project.
- iii) The schedule of completing the remaining construction work
- iv) Quarterly Progress Report and Annual Audited Accounts report in terms of section 4(2)(l)(D) of the Act.
- v) Details of charges on the project of any Bank or NBFC.

The attention of the promoter be drawn towards section 63 of the Act read with section 40(2) of the Act. The concerned official is to ensure issuance of requisite notice through the Secretary within three days.

**Notice to directors i.e., Sh. Swaraj Singh Yadav, Sh. Naveen Kumar Jha and CFO had been issued on 04.05.2023** and bank is also directed to remain present on 15.05.2023 alongwith the status of all the bank accounts of the projects mentioned in the orders and annual statement of each account.

No reply has been received by the promoter till 10.05.2023 in the Authority.

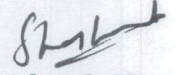
**Proceedings dated 15.05.2023**

Sh. Sanjeev Kumar (CEO, M/s Ocean Seven Buildtech Pvt. Ltd.) on behalf of the promoter and Sh. Shubham Grover (Deputy Manager- Axis Bank, Sec-49, Gurugram) on behalf of the Axis bank are present.

Sh Sanjeev kumar CEO of the company states that reply has been submitted today itself. He further undertook to provide all requisite documents in the Authority and to the forensic auditor also within one week. Sh. Shubham Grover (Deputy Manager- Axis Bank, Sec-49, Gurugram) shall submit the detail of each withdrawal along with relevant certificates duly verified by Chartered Accountant, Chartered Engineer and Architect of the project since the inception of the account till date and balance in all accounts on the date of freezing of accounts and shall supply a complete detail also within one week. Reply submitted by the promoter company be examined. The matter to come up on 05.06.2023.

**Documents submitted on 15.05.2023.**

1. Details of the units along with the amount realized against each unit and date of allotment with name.
2. Schedule of completion of remaining construction work of the project in which March 25 is the last date of completion.



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

<b>Day and Date</b>	Monday, 05 <sup>th</sup> June, 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>Proceeding Recorded by</b>	Ram Niwas

**Proceedings of the day**

Coram is not complete. The matter is placed before the authority and as per the directions of authority the matter is adjourned to 07.06.2023.



**(Planning Coordinator)**  
By orders of Authority

