NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF				
S. No.	**Particular**	**Details**		
1.	**Registration certificate no.**	679/411/2023/23		
2.	**Date of Registration**	30.01.2023		
3.	**Date of expiry of validity of registration**	31.03.2026		
4.	**Name of promoter**	M/s Pegasus Developers Pvt. Ltd.		
5.	**Name of project**	Atulyam 83		
6.	**Area of project**	5.68125 acres		
7.	**Nature of project**	Affordable Residential Plotted Colony under DDJAY		
8.	**Location of project**	Sector 83, Gurugram		
9.	**Suo-motu complaint no.**	RERA-GRG-3828-2023		
10.	**Status of compliance done by the promoter**			
	Conditions	**Compliance due date**	**Date of approval obtained on**	**Whether compliance done within time frame**
	The promoter shall submit the approved zoning plan within 3 months	30.04.2023	13.04.2023	Within time
	The promoter shall submit the approved service plans & estimates within 3 months	30.04.2023	Not submitted	-
11.	**Details of refundable security submitted by the promoter**			

	Name of the bank	No. And date refundable security	Amount	Submitted for
	-	-	-	Zoning plan
	-	-	-	Service plans and estimates

12.	File status	Date
	Show cause notice sent on	21.08.2023
	First reply received on	-
	First hearing on	21.09.2023

13. Case history

Whereas an application for registration of the above real estate project under section 4 of the Real Estate (Regulation and Development) Act, 2016 was submitted to the Authority by **M/s Pegasus Developers Pvt. Ltd.** and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gurugram. Since the promoter failed to comply with the conditions mentioned in the registration certificate within the prescribed time, the Authority issued a show-cause notice dated 21.08.2023 as to why the registration certificate shall not be revoked and penal proceedings shall not be initiated against the promoter and an opportunity of hearing was offered on 21.09.2023.

It is further submitted that the promoter had failed to submit the required bank guarantees in the Authority. In this regard, the Authority had directed the respective bank to freeze the accounts of the project. Further, the Authority, in its proceedings dated 21.08.2023 decided to suspend the registration of the project till further order.

Accordingly, the bank accounts of the project have been freezed and compliance report thereof has been placed in the project file. Further, Authority issued an order dated 04.10.2023 suspending the registration certificate of the project.

Proceedings dated 21.09.2023

Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case. Sh. Tapas Tyagi (Advocate) is present on behalf of the promoter.
The Advocate for the promoter states that the service plans and estimates are at final stage of approval and the DTCP has sought a BG for an amount of Rs. 90.845 lakhs vide letter dated 05.06.2023.

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	Since the Authority is already seized of the matter, the case may be listed before the Authority on 09.10.2023 for follow up and compliance. **(Ar. Neeraj Gautam)** **Associate Architectural Executive**
Day and date of hearing	Monday and 09.10.2023
Proceedings recorded by	Ram Niwas

Proceedings dated 09.10.2023

Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case.

Sh. Tapas Tyagi (Advocate) is present on behalf of the promoter. The AR submits that the approval of zoning plan was obtained within the period stipulated in the RC and copy also submitted in the Authority. Further, the approval of service plans and estimates is under final approval of DGTCP and will be submitted within a week as all the compliances including submission of BG for release of service plans and estimates have been submitted to DGTCP.

The matter to come up on 06.11.2023.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA