| NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF | | | | |
|---|---|---|---|---|
| **S. No.** | **Particular** | **Details** | | |
| **1.** | **Registration certificate no.** | 711/443/2023/55 | | |
| **2.** | **Date of Registration** | 17.04.2023 | | |
| **3.** | **Date of expiry of validity of registration** | 31.03.2027 | | |
| **4.** | **Name of promoter** | M/s Ora Land And Housing Pvt. Ltd. | | |
| **5.** | **Name of project** | Aanandam Ora | | |
| **6.** | **Area of project** | 15.7 Acres | | |
| **7.** | **Nature of project** | Affordable Residential Plotted Colony under DDJAY | | |
| **8.** | **Location of project** | Sector 93, Gurugram | | |
| **9.** | **Suo-motu complaint no.** | RERA-GRG-2737-2023 | | |
| **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 service plans & estimates within three months | 17.07.2023 | - | Not submitted |
| | The promoter shall submit the approved zoning plan within three months | 17.07.2023 | 21.08.2023 | Delay of 35 days |
| **11.** | **Details of refundable security submitted by the promoter** | | | |
| | **Name of the bank** | **No. And date refundable security** | **Amount** | **Submitted for** |
| | - | - | - | - |
| | ***The promoter failed to submit the requisite security amount in the Authority.** | | | |
| **12.** | **File status** | **Date** | | |
| | **Show cause notice sent on** | 21.08.2023 | | |
| | **First reply received on** | 22.08.2023 | | |

| | |
|---|---|
| 13. | **Case history**<br>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 Ora Land And Housing 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 22.09.2023.<br>The promoter was required to submit a security amount of Rs. 25 lacs each against the approvals of service plans and estimates and fire scheme. It is noted that the promoter failed to submit the same in the Authority and a notice dated 12.06.2023 was issued to the promoter in this regard.<br>Further, the promoter submitted a reply dated 22.08.2023 along with the approval of zoning plan dated 21.08.2023 (delay of 35 days).<br><br>**(Ar. Neeraj Gautam)**<br>**Associate Architectural Executive** |

| | |
|---|---|
| **Day and date of hearing** | Friday and 22.09.2023 |
| **Proceedings recorded by** | Ram Niwas |

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

Sh. Tapas Tyagi, Advocate is present on behalf of the promoter.

The promoter has not complied with the conditions of registration and nor has he submitted the requisite BG on the basis of which the registration was issued. In view of the above, it is recommended that the registration of the project may be suspended, and the promoter be restrained from sale of any further inventory or creation of 3rd party rights in the project until compliance of the condition is made and/or BG is submitted.

The matter to come up on 27.10.2023.

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

**(Arun Kumar Gupta)**
**Hon'ble Chairman**