NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF				
S. No.	**Particular**	**Details**		
1.	**Registration certificate no.**	661/393/2023/05		
2.	**Date of Registration**	12.01.2023		
3.	**Date of expiry of validity of registration**	30.06.2026		
4.	**Name of promoter**	M/s Loon Land Development Ltd.		
5.	**Name of project**	45.1625 Acres DDJAY Residential Plotted Colony		
6.	**Area of project**	45.1625 Acres		
7.	**Nature of project**	Affordable Residential Plotted Colony under DDJAY		
8.	**Location of project**	Sector 79 & 79B, Gurugram		
9.	**Suo-motu complaint no.**	RERA-GRG-3818-2023		
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 approval of service plan & estimates within 3 months	12.04.2023	Not submitted	-
11.	**Details of refundable security submitted by the promoter**			
	Name of the bank	**No. And date refundable security**	**Amount**	**Submitted for**
	ICICI Bank	Cheque no. 000766 dated 26.12.2022	25 lacs	Approval of service plans and estimates
	*** The security amount submitted for compliance of RC no. 05 of 2023 was considered for RC no 06 of 2023 as well.**			
12.	**File status**	**Date**		
	Show cause notice sent on	21.08.2023		
	First reply received on	18.09.2023		
	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 Loon Land Development 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.

The promoter submitted a reply dated 18.09.2023 wherein it is stated that the promoter had applied for the approval of service plans and estimates on 05.12.2022 and it got referred from Chief Engineer GMDA to DTCP vide memo no. EIC II-214001/5/2022 dated 16.12.2022 and the final approval is still awaited.

The promoter states that the reason for delay caused is beyond their control and prays the delay be condoned and no penal action be taken against them.

Proceedings dated 21.09.2023

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

Sh. Abhijeet Singh (AR) and Sh. Bharat Vigmal (AR) are present on behalf of the promoter.

The AR of the promoter seeks one month time to submit the compliance of the conditions imposed.

One opportunity is granted for submitting the above compliance subject to the final decision of the Authority regarding delay in submission of compliance in terms of the registration certificate. Matter to come up on 26.10.2023 for further proceedings.

(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and date of hearing	Thursday and 26.10.2023
Proceedings recorded by	Ram Niwas

Proceedings dated 26.10.2023

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

Sh. Bharat Vigmal (AR) and Sh. Abhijeet Singh (AR) are present on behalf of the promoter.

The AR of the promoter states that the service plans and estimates are pending at the level of DTCP and shall certainly be submitted within a period of one month. One final opportunity is granted for submission of approved service plans and estimates subject to the final decision of the Authority regarding delay in submission of compliance in terms of the registration certificate.

Matter to come up on 07.12.2023.

(Ashok Sangwan)
Member, HARERA, Gurugram