NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF				
S. No.	**Particular**	**Details**		
1.	**Registration certificate no.**	690/422/2023/34		
2.	**Date of Registration**	02.02.2023		
3.	**Date of expiry of validity of registration**	23.08.2027		
4.	**Name of promoter**	Emaar India Limited		
5.	**Name of project**	Emaar Business District 75A		
6.	**Area of project**	4.55625 acres		
7.	**Nature of project**	Commercial SCO		
8.	**Location of project**	Sector-75A, Gurugram		
9.	**Suo-motu complaint no.**	RERA-GRG-3838-2023		
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 architectural control sheet within 3 months	02.05.2023	29.08.2023	Delay of 119 days
	The promoter shall submit the approval of service plans & estimates within 3 months	02.05.2023	23.05.2023	Delay of 21 days
	The promoter shall submit the approved electrical load availability within 3 months	02.05.2023	30.10.2023	Delay of 162 days
11.	**Details of refundable security submitted by the promoter**			
	Name of the bank	**No. And date of refundable security**	**Amount**	**Submitted for**

	HSBC	Cheque no. 340033 dated 03.02.2023	25 lacs	Architectural control sheet
	HSBC	Cheque no. 340034 dated 03.02.2023	25 lacs	Service plans and estimates

12.	File status	Date
	Show cause notice sent on	21.08.2023
	First reply received on	31.08.2023
	Second reply received on	21.09.2023
	First hearing on	22.09.2023
	Second hearing on	27.10.2023 (adjourned)
	Third reply received on	31.10.2023
	Third hearing on	10.11.2023 (adjourned)

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 **Emaar India Limited** 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.

Proceedings dated 22.09.2023

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

Sh. Kulbhushan (AR) is present on behalf of the promoter and seeks 15 days' time to submit the pending compliance.

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 27.10.2023 for further proceedings.

On 27.10.2023, the matter was adjourned to 10.11.2023. On 10.11.2023, the matter was further adjourned to 23.11.2023.

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	The promoter submitted the replies dated 31.08.2023, 21.09.2023 and 31.10.2023 along with the approvals of architectural control sheet, service plans and estimates and electrification plan obtained after a delay of 119 days, 21 days, and 162 days respectively. **(Ar. Neeraj Gautam)** **Associate Architectural Executive**
Day and date of hearing	Thursday and 23.11.2023
Proceedings recorded by	Ram Niwas

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

The Authority is in the process of framing guidelines/Regulation to deal with cases of delayed compliance. The above matter shall be dealt according to the decision of the Authority in this regard. Till then, the proceedings may be kept pending.

The matter to come up on 29.02.2024.

(Ashok Sangwan)
Member, HARERA, Gurugram