NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF					
S. No.	Particular	Details			
1.	Registration certificate no.	675/407/2023/19			
2.	Date of Registration	30.01.2023			
3.	Date of expiry of validity of registration	10.11.2026			
4.	Name of promoter	M/s Aviana Green Estates Pvt. Ltd.			
5.	Name of project	Chintamani's			
6.	Area of project	4.1875 acres			
7.	Nature of project	Group Housing colony			
8.	Location of project	Sector- 103, Gurugram			
9.	Suo-motu complaint no.	RERA-GRG-3887-2023			
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 environmental clearance within 3 months	30.04.2023	09.06.2023	Delay of 40 days	
	The promoter shall submit the fire scheme approval within 3 months	30.04.2023	14.08.2023	Delay of 106 days	
	The promoter shall submit the approved service plan and estimates within 3 months	30.04.2023	Not submitted	-	
	The promoter shall submit the electrical load availiability within 1 month.	28.02.2023	31.01.2023	Within time	
11.	Details of refundable security submitted by the promoter				
	Name of the bank	No. & date of refundable security	Amount	Submitted for	
	Axis Bank	Cheque no 438084	25 lacs	Environmental	

		dated 30.01.2023		clearance
	Axis Bank	Cheque no 438085 dated 30.01.2023	25 lacs	Fire scheme
	Axis Bank	Cheque no 438086 dated 30.01.2023	25 lacs	Service plans and estimates

12.	**File status**	**Date**
	Show cause notice sent on	21.08.2023
	First reply received on	01.09.2023
	First hearing on	21.09.2023
	Second reply received on	25.09.2023
	Second hearing on	26.10.2023

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 Aviana Green Estates 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. The promoter has submitted the replies dated 01.09.2023 and 25.09.2023. The status of compliances done by the promoter is mentioned at S. No. 10 above.

Proceedings dated 21.09.2023

Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case. Sh. Vikrant (AR) is present on behalf of the promoter. The AR of the promoter states that the assurance for electrical load was granted by DHBVN on 31.01.2023 (within stipulated time) and a copy of the same has been handed over during course of hearing. So far as the service plans and estimates are concerned, the same have been forwarded by HSVP, Panchkula to the DTCP on 13.04.2023 and are pending at the level of DTCP. He seeks one month time to comply with this condition.

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. The matter to come up on 26.10.2023.

Proceedings dated 26.10.2023

	Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case. None is present on behalf of the promoter. 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 23.11.2023 for further proceedings. **(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. None is present on behalf of the promoter.

None is present on behalf of the promoter. A final 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 28.12.2023 for further proceedings.

(Ashok Sangwan)
Member, HARERA, Gurugram