| NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF | | | | |
|---|---|---|---|---|
| **S. No.** | **Particular** | **Details** | | |
| **1.** | **Registration certificate no.** | 704/436/2023/48 | | |
| **2.** | **Date of Registration** | 29.03.2023 | | |
| **3.** | **Date of expiry of validity of registration** | 28.02.2031 | | |
| **4.** | **Name of promoter** | Loon Land Development Limited | | |
| **5.** | **Name of project** | M3M Golf Hills Phase 1 | | |
| **6.** | **Area of project** | 20.438 acres | | |
| **7.** | **Nature of project** | Group Housing | | |
| **8.** | **Location of project** | Sector-79, Gurugram | | |
| **9.** | **Suo-motu complaint no.** | RERA-GRG-4689-2023 | | |
| **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 and estimate within 3 months | 29.06.2023 | 25.10.2023 | Delay of 118 days |
| | The promoter shall submit the fire scheme approval within 3 months | 29.06.2023 | 20.06.2023 | Within time |
| | The promoter shall submit the environmental clearance within 6 months | 29.09.2023 | 03.10.2023 | Delay of 4 days |
| **11.** | **Details of refundable security submitted by the promoter** | | | |
| | **Name of the bank** | **No. And date refundable security** | **Amount** | **Submitted for** |

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|---|---|---|---|---|
| | ICICI Bank | Cheque no. 000704 dated 13.03.2023 | 25 lacs | Service plans and estimates |
| | ICICI Bank | Cheque no. 000705 dated 13.03.2023 | 25 lacs | Fire scheme |
| | ICICI Bank | Cheque no. 000706 dated 13.03.2023 | 25 lacs | Environmental clearance |

| 12. | File status | Date |
|---|---|---|
| | **Show cause notice sent on** | 21.08.2023 |
| | **First hearing on** | 22.09.2023 |
| | **First reply received on** | 03.10.2023 |
| | **Second reply received on** | 26.10.2023 |
| | **Second hearing on** | 27.10.2023 (adjourned) |
| | **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 **Loon Land Development 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

Sh. Bharat Vigmal (AR) is present on behalf of the promoter.

One final opportunity of thirty days 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.

**Note:** This case was wrongly listed under the Complaints Section and is directed to be shifted to the Monitoring Section of the website of the Authority. In view of the above the proceedings shall cease under the Complaint Section and be transferred/initiated in the Monitoring Section.

Matter to come up on 27.10.2023 for further proceedings. On 27.10.2023, matter was adjourned to 10.11.2023. On 10.11.2023, the matter was further adjourned to 23.11.2023.

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| | Further the promoter has submitted two replies in the Authority which have been scrutinized and it is noted that the promoter has obtained the environmental clearance with a delay of 4 days and approved service plans and estimates with a delay of 118 days.<br><br>**(Ar. Neeraj Gautam)**<br>**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**