HARERA
GURUGRAM

16

NON-COMPLIANCE OF REGISTRATION CERTIFICATE HEARING BRIEF

Sr. No	Particulars	Details
1.	Registration Certificate No.	RC/REP/HARERA/GGM/311/43/2019/05
2.	Date of registration	23/01/2019
3.	Date of validity of registration	30/06/2021
4.	Name of the project	Greenopolis
5.	Name of the promotor	Radha Estates Pvt. Ltd. ,Orris Infrastructures Pvt. Ltd. & Three C Shelters Pvt. Ltd.
6.	Nature of the project	GH
7.	Location of the project	Gurugram (Sector 89)
8.	Area registered	37.2018 Acres
9.	Suo-Moto complaint No.	RERA-GRG-4358-2022
10.	Status of documents to be submitted within timeframe are as under:	

S. no.	Conditions	Compliance end date	Date of submission	Status of approval
1.	Processing fee of Rs. 24,06,148/- within one month.	22/02/2019	Not submitted	Not submitted

11.	File Status	Date
	Show Cause notice sent on	15-06-2022
	1st hearing on	01-07-2022
	2nd hearing on	09-11-2022
	3rd hearing on	11-11-2022
12.	Project Summary	
	An application for registration of real estate project was submitted in the authority and the authority considered the application and granted registration certificate under section 5(1)(a) of the Act 2016 with the conditions mentioned above directing the promoter to comply with those conditions within the specified time mentioned against each condition. Since the promoter has failed to comply with the conditions within the prescribed time, therefore, a show cause notice dated 15-06-2022 was issued to the promoter with the direction to submit the deficit documents within 15 days failing which their real estate project registration may be revoked under 7(1) of the Real Estate (Regulation and Development) Act, 2016 and penal proceedings may be initiated under section 63 for non-compliance of the directions issued by the Authority.	

	Also, an opportunity of hearing was offered to the promoter on 01-07-2022. The promoter has still not complied the conditions of registration certificate. **Proceedings dated: 11-11-2022** Sh. Naveen Sharma (GM Legal) and Sh. Rasendra Pathak (Manager) are present on behalf of the promoter. The AR of the promoter have requested 2 weeks' time to submit a detailed reply. The matter to come up on 25.11.2022.
	25-11-22 **(Jyoti Yadav)** **Planning Executive**
Day and Date of hearing	Friday and 25-11-2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 25-11-2022

Ms. Jyoti Yadav, Planning Executive briefed about the facts of the project.

Rasendra Pathak (Manager) is present on behalf of the promoter.

As per condition no. 1 of the RC, the promoter was obligated to deposit the processing fee of Rs. 24,06,148/- within one month which they have not yet deposited even after a period of more than a period of three and half years. It is further seen that the registration of the project has been expired on 30-06-2021. It has been informed by the AR of the promoter that an application for keeping the registration continued under section 7(3) of the Act 2016 is under active consideration of the authority. He informs that an amount of Rs. 1,08,87,313/- has been deposited as deficit fee under the above proceeding. The concerned executive is directed to report as to whether the deficit processing fee amount of Rs. 24,06,148/- has also been deposited under the said deficit fee amount in the proceedings under section 7(3) with regard to this project. This matter may be adjourned to come up with the 7(3) proceedings on the next date. A copy of this order may be given to the concerned executive for necessary action.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

(Vijay Kumar Goyal)
Member, HARERA, Gurugram

(Dr. Krishana Kumar Khandelwal)
Chairman, HARERA, Gurugram