

**NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF**

| S. No. | Particular   | Details   |                              |   |
|--------|--|---|------------------------------|---|
| 1.     | Registration certificate no.   | 674/406/2023/18                                   |                              |   |
| 2.     | Date of Registration   | 23.01.2023  |                              |   |
| 3.     | Date of expiry of validity of registration   | 31.12.2024  |                              |   |
| 4.     | Name of promoter   | M/s GCC infra                                     |                              |   |
| 5.     | Name of project  | Flora Avenue 88 A                                 |                              |   |
| 6.     | Area of project  | 10.625 Acres                                      |                              |   |
| 7.     | Nature of project  | Affordable Residential Plotted Colony under DDJAY |                              |   |
| 8.     | Location of project  | Sector- 88A, Gurugram                             |                              |   |
| 9.     | Suo-motu complaint no.   | RERA-GRG-2896-2023                                |                              |   |
| 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 approved zoning plan within three months                 | 23.04.2023  | Not submitted                | -   |
|        | The promoter shall submit approved service plans and estimates within three months | 23.04.2023  | 01.05.2023                   | Delay of 8 days                           |
| 11.    | Details of refundable security submitted by the promoter                           |   |                              |   |
|        | Name of the bank   | No. And date refundable security                  | Amount                       | Submitted for                             |
|        | HDFC Bank  | Cheque no. 005112 dated 27.10.2022                | 25 lacs                      | Service plans and estimates               |
|        | -  | -   | -                            | Zoning plan                               |
| 12.    | File status  |   | Date                         |   |
|        | Show cause notice sent on  |   | 21.08.2023                   |   |
|        | First reply received on  |   | -                            |   |

**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 GCC infra** 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.

It is noted that the promoter was required to submit the refundable security amount of 25 lacs on account of timely submission of zoning plan in the Authority.

However, the promoter has failed to submit the required security amount. Therefore, the Authority had issued a show cause notice to the promoter to initiate the penal proceedings against them.

The promoter has neither submitted the approved zoning plan nor the requisite security amount in the Authority yet. The approval of service plans and estimates has been obtained after a delay of 8 days.


**(Ar. Neeraj Gautam)**
**Associate Architectural Executive**
**Day and date of hearing**

Thursday and 21.09.2023

**Proceedings recorded by**

Ram Niwas

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

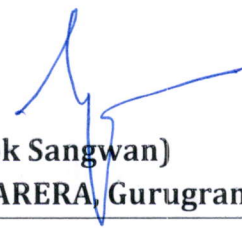
Sh. Ramesh Yadav (AR) is present on behalf of the promoter.

The AR of the promoter states that the zoning plan for the project was submitted well within time in the registry of the Authority vide receipt No. 48931, dated 09.02.2023 and a copy of the same has been handed over during the course of hearing.

In view of the above, it is seen that the compliances have been made. However, the submission of service plans and estimates was delayed by 8 days only.

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 23.11.2023.


**(Ashok Sangwan)**
**Member, HARERA, Gurugram**