Day and Date	Monday 18th September 2023
Complaint No.	RERA-GRG-3995-2023
Complainant	HARERA Gurugram
Nature of complaint	Suo Motu Cognizance
Represented through	Ar. Neeraj Gautam
Respondent	M/s BST Developers India Pvt Ltd
Name of the Project	Green Bhoomi

BRIEF

1. 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 BST Developers India Pvt. Ltd. and after due consideration, the said real estate project was registered with the Haryana Real Estate Regulatory Authority Gurugram.

S. No.	Particulars	Details
1.	Registration No.	GGM/669/401/2023/13
2.	Date of Registration	16.01.2023
3.	Date of expiry of validity of registration	25.01.2027
4.	Name of promoter	BST Developers India Pvt Ltd
5.	Name of project	Green Bhoomi
6.	Area of project	5.6375 acres
7.	Nature of project	Affordable Residential Plotted Colony under DDJAY
8.	Location of project	Sector 99A, Gurugram

2. Now, the Authority is in receipt of a compliant from Bhim Singh, Jaibeer, Hira Singh and Pradeep Kumar Ss/o Sh. Dalip Singh vide dak receipt ID 56843 dated 03.08.2023 wherein following assertions have been made:
    1. That M/s BST Developer through its officials approached the applicants with an interest of collaborating for developing residential colony under DDJAY and the applicants made it clear they were interested in money in lieu of the land. After negotiation, M/s BST Developers agreed to execute MoU along with collaboration agreement.
    2. That as per the terms and conditions of the MoU dated 07.04.2022 it was agreed by BST Developers that total amount shall be paid in four instalments which was paid to the applicants through cheques bearing no. 000093, 000694, 000695 and 00016 dated 10.04.2023.
    3. That these cheques were deposited in the applicants' account, but all the cheques got dishonored and till now no payment has been made to the applicants in lieu of the

dishonored cheques.

4. That M/s BST developers in order to avoid the payment levelled false allegation against the applicants that the land is not complete in terms of area while developer already obtained license and development work is going on since last six months.

3. The applicant prays for the following relief:

1. Not to grant occupation certificate to M/s BST Developers.
2. Not to grant permission for sale of plots to M/s BST Developers.
3. To freeze the license no. LC-4803/JE(DS)2022/22545 dated 29.07.2022 and RERA license no. 170 of 2022 (It is clarified that the project pertains to DTCP license no. 170 of 2022).

4. Accordingly, the Authority took the suo- motu cognizance of the project and issued a notice dated 22.08.2023 with a direction to submit a para wise reply to the allegations made by the complainants and fixed hearing on 04.09.2023.
5. On 04.09.2023 no one was present on the behalf of the complainant or respondent. The matter was adjourned for two weeks i.e., 18.09.2023.
6. No reply has been received in the Authority till date.

(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 18.09.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 18.09.2023

Ar. Neeraj Gautam, Associate Architectural Executive briefed about the facts of the case.

Sh. Jaibeer Yadav is present on the behalf of the complainants. None is present on the behalf of the respondent.

It is noted that the complaint filed/ reliefs sought by the complainant relate to Department of Town and Country Planning, Haryana. Therefore, the complainants are advised to take up the matter with DTCP, Haryana.

The matter stands disposed of.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA