NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF					
S. No.	**Particular**	**Details**			
1.	**Registration certificate no.**	720/452/2023/64			
2.	**Date of Registration**	23.05.2023			
3.	**Date of expiry of validity of registration**	16.04.2028			
4.	**Name of promoter**	JMS Infrabuild Pvt. Ltd.			
5.	**Name of project**	Mega City			
6.	**Area of project**	15.06875 Acres			
7.	**Nature of project**	Affordable Residential Plotted Colony under DDJAY			
8.	**Location of project**	Sector 05, Sohna, Gurugram			
9.	**Suo-motu complaint no.**	RERA-GRG-3872-2023			
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 & estimates in the Authority within three months.	23.08.2023	-	Not submitted	
11.	**Details of refundable security submitted by the promoter**				
	Name of the bank	**No. And date refundable security**	**Amount**	**Submitted for**	
	ICICI Bank	Cheque no. 000922 dated 23.05.2023	25 lacs	Service plans and estimates	
12.	**File status**	**Date**			
	Show cause notice sent on	21.08.2023			
	First reply received on	15.09.2023			
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 **JMS Infrabuild 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 22.09.2023.

The promoter submitted a reply dated 15.09.2023 which has been scrutinized and it is found that the DTCP vide memo no. LC-4834/JE(DS)/2023/23321 dated 17.07.2023 has demanded a BG of 268.26 lacs on account of IDW. The promoter states that the approval is in final stage at DTCP and requests 60 days' time to submit the final approval in the Authority.

(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and date of hearing	Friday and 22.09.2023
Proceedings recorded by	Ram Niwas

Proceedings dated 22.09.2023

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

Sh. Vipul Kumar Dahiya (AR) is present on behalf of the promoter.

The AR of the promoter seeks 60 days' time to submit the compliance of the conditions imposed.

One 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.

Matter to come up on 27.10.2023 for further proceedings.

(Ashok Sangwan)
Member, HARERA, Gurugram