

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम, हरियाणा

S. No.	Particular		Details				
1.	Registration certificate no.		693/425/2023/37				
2.	Date of Registration		02.02.2023				
3.	Date of expiry of validity of registration		30.09.2027				
4.	Name of promoter		Ishv Realtors Private Limited				
5.	Name of project	et		Platina Street 109			
6.	Area of project		3.7187 acres				
7.	Nature of project		Commercial				
8.	Location of project		Sector-109, Gurugram				
9.	Suo-motu complaint no.	RERA-		GRG-3860-2023			
10.	Status of compliance done by the promoter						
	Conditions	Compliance due date		Date of approval obtained on	Whether compliance don within time frame		
	The promoter shall submit the revalidated building plans within 3 months	02.05.202	i Direction	insku jed nedaki ili, gsars luciš godini ili, vili sedek Wimilkansvir i zredinje	Not submitted		
	The promoter shall submit the approved service plans and estimate within 3 months	page Dodlinang		-unstriget (stipping Traumorg of the seid st Conduct alson, 1790, no Full as ESGS EG ES gas Full as ESGS egafficad	manager ;		
	The promoter shall submit the fire scheme approva within 3 months	02.05.2023		La Brown, and a much can La Brown, Armadical La Brown, Armadical	Not submitted		
	The promoter shall submit the road access permission within 3 months	02.05.2023		to to trusted the societies to the common truster of the common tr			



-	Details of refundable security submitted by the promoter Name of the bank No. And date of Amount Submitted for						
	Name of the bank	No. And refundable security	and the second	Amount	Submitted for		
	RBL	Cheque 000036 03.02.2023	no. dated	25 lacs	Service plans and estimates		
	RBL	Cheque 000036 03.02.202	no. dated	25 lacs	Fire scheme		
12.	File status		Date				
	Show cause notice sent on		21.08.2023				
	First hearing on		22.09.2023				
	Second hearing on		27.10.2023 (adjourned)				
	Third hearing on		10.11.2023 (adjourned)				
	Fourth hearing on		07.12.2023 (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 Ishv Realtors Private 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

Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case. None is present on behalf of the promoter.

One final opportunity 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.



On 27.10.2023, the matter was adjourned to 10.11.2023. On 10.11.2023, the matter was adjourned to 07.12.2023. On 07.12.2023 the matter was further adjourned to 15.12.2023.

(Ar. Neeraj Gautam) Associate Architectural Executive

Day and date of hearing Friday and 15.12.2023

Proceedings recorded by Ram Niwas

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

Sh. Shankar Wig (Advocate) is present on behalf of the promoter.

The counsel of the promoter states that the RERA registration was granted for the project on 02.02.2023 with the condition to submit the revalidated building plans, approved service plans and estimates, approved fire scheme and road access permission within three months. Thereafter, the promoter applied for revision in building plans and in- principle approval of the same was obtained on 23.11.2023. Now, the promoter is fulfilling the compliance of the conditions of in- principle approval of revision of building plans. In absence of the revalidated and revised building plans, the promoter was not able to obtain the approvals of service plans and estimates and fire scheme. The counsel for the promoter requests 90 days' time to submit the compliance in the Authority.

Keeping in view the facts submitted by the promoter, the promoter is directed not to create any 3rd party rights in the project without obtaining the revised RERA registration certificate for the project. One more opportunity is granted for submission of compliance of the conditions mentioned in registration certificate 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 19.01.2024.

(Ashok Sangwan)

Member, HARERA, Gurugram

THAT OND ARTH OF HISTORY DAY OF P.

OR 27 IN 2023 () and recovered of 10.11.20 27. Dr. 10.11.2024, the consideration of the consi

(Ar Meerill Countrie)

mezit is usobilitosik elisteree A

Streeming 15,12 20

Proceedings revended by

Active on Course (Assume Astronomic Astronomic Course Carendre) control for Eacts of the Case

त्रात्राता प्राप्त होते हैं है से सिन्द्र होते होते हैं है है है जिस हो है है

The state of the fillenge law rectargues Allik and fact that reserves sin to special part of the second single of the second sec

Margung or view the court of hombred by the premater, she premitted is dissiplicable formal margin regions in the court of the court of

(market (Charles)

estroparento politicia de la composición del composición de la composición de la composición del la composición del composición del composición de la composición del composición

en krijekaj krijek su kladaje, mem ikin mjurna je kunguna i jena alianjajnajaria indrustracij. Danaski