

NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF

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|---|--|----------------------------------|---|---|
| S. No. | Particular | | Details | |
| 1. | Registration certificate no. | | 713/445/2023/57 | |
| 2. | Date of Registration | | 08.05.2023 | |
| 3. | Date of expiry of validity of registration | | 02.02.2028 | |
| 4. | Name of promoter | | GLS Infratech Pvt. Ltd. | |
| 5. | Name of project | | GLS Lansdowne | |
| 6. | Area of project | | 7 acres | |
| 7. | Nature of project | | Affordable Residential Plotted Colony under DDJAY | |
| 8. | Location of project | | Sector 67A, Gurugram | |
| 9. | Suo-motu complaint no. | | RERA-GRG-3869-2023 | |
| 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 within three months | 08.08.2023 | - | Not submitted |
| 11. | Details of refundable security submitted by the promoter | | | |
| | Name of the bank | No. And date refundable security | Amount | Submitted for |
| | SBI | DD no. 421505 dated 09.05.2023 | 25 lacs | Service plans and estimates |
| 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 | | | |

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016

Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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 **GLS Infratech 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.

An application dated 07.08.2023 is received in the Authority prior to the issuance of show cause notice wherein it is stated that the service plans and estimates have approved from HSVP Panchkula and the final approval is pending at DTCP Haryana. The promoter requests 50 days' time for submitting the final approval of service plans and estimates in the Authority.

Proceedings dated 22.09.2023

Sh. Ashish Drall (AR) and Sh. Pankaj Sharma (AR) are present on behalf of the promoter. The AR of the promoter seeks 50 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.

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. Ashish Drall (AR) and Sh. Pankaj Sharma (AR) are present on behalf of the promoter.

The AR of the promoter states that they have received the demand letter for bank guarantees to be submitted in the Department of Town and Country Planning, Haryana for the approval of service plans and estimates. The AR of the promoter seeks one month's time to submit the approval in the Authority.

The AR of the promoter is directed to submit the copy of bank guarantee as and when it is submitted with the DTCP.

Matter to come up on 19.01.2024

(Ashok Sangwan)

Member, HARERA Gurugram

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