NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF				
S. No.	Particular	Details		
1.	Registration certificate no.	724/456/2023/68		
2.	Date of Registration	29.05.2023		
3.	Date of expiry of validity of registration	03.10.2027		
4.	Name of promoter	GLS Infracon Pvt. Ltd.		
5.	Name of project	Avenue 81 Phase-2		
6.	Area of project	1.8750 acres		
7.	Nature of project	Affordable Group Housing		
8.	Location of project	Sector 81, Gurugram		
9.	Suo-motu complaint no.	RERA-GRG-3876-2023		
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 fire scheme within three months	29.08.2023	03.08.2023	Within time
	The promoter shall submit the approved service plans & estimates within three months	29.08.2023	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	DD no. 500723 dated 30.05.2023	25 lacs	Fire scheme
	ICICI Bank	DD no. 500724 dated 30.05.2023	25 lacs	Service plans and estimates
12.	File status	Date		
	Show cause notice sent on	21.08.2023		

	First reply received on	28.08.2023
	First hearing on	22.09.2023
	Second hearing on	27.10.2023 (adjourned)
	Third 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 **GLS Infracon 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. Promoter had submitted the approval of fire scheme dated 03.08.2023 which is well within time. Further, the promoter submitted a reply dated 28.08.2023 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. <u>Proceedings dated 22.09.2023</u> 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. 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.

HARERA
GURUGRAM

Suo- motu complain no.	RERA-GRG-3876-2023

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