NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF				
S. No.	Particular	Details		
1.	Registration certificate no.	661/393/2023/05		
2.	Date of Registration	12.01.2023		
3.	Date of expiry of validity of registration	30.06.2026		
4.	Name of promoter	M/s Loon Land Development Ltd.		
5.	Name of project	45.1625 Acres DDJAY Residential Plotted Colony		
6.	Area of project	45.1625 Acres		
7.	Nature of project	Affordable Residential Plotted Colony under DDJAY		
8.	Location of project	Sector 79 & 79B, Gurugram		
9.	Suo-motu complaint no.	RERA-GRG-3818-2023		
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 approval of service plan & estimates within 3 months	12.04.2023	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. 000766 dated 26.12.2022	25 lacs	Approval of service plans and estimates
	* The security amount submitted for compliance of RC no. 05 of 2023 was considered for RC no 06 of 2023 as well.			
12.	File status	Date		
	Show cause notice sent on	21.08.2023		
	First reply received on	18.09.2023		

	First hearing on	21.09.2023
	Second hearing on	26.10.2023
	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 **M/s Loon Land Development 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 21.09.2023.

The promoter submitted a reply dated 18.09.2023 wherein it is stated that the promoter had applied for the approval of service plans and estimates on 05.12.2022 and it got referred from Chief Engineer GMDA to DTCP vide memo no. EIC II-214001/5/2022 dated 16.12.2022 and the final approval is still awaited.
The promoter states that the reason for delay caused is beyond their control and prays the delay be condoned and no penal action be taken against them.

Proceedings dated 21.09.2023
Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case.

Sh. Abhijeet Singh (AR) and Sh. Bharat Vigmal (AR) are present on behalf of the promoter.

The AR of the promoter seeks one month time to submit the compliance of the conditions imposed.

One 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 26.10.2023 for further proceedings.

Proceedings dated 26.10.2023
Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case.

Sh. Bharat Vigmal (AR) and Sh. Abhijeet Singh (AR) are present on behalf of the promoter.

The AR of the promoter states that the service plans and estimates are pending at the level of DTCP and shall certainly be submitted within a period of one month. One final opportunity is granted for submission of approved service plans and estimates 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 07.12.2023. On 07.12.2023, the matter was adjourned to 15.12.2023. The promoter, vide its letter dated 12.12.2023, requests the Authority to grant deferment of the hearing scheduled on 15.12.2023 as their official well versant with the facts of the case is not available. **(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. Bharat Vigmal (AR), Sh. Manik Sharma (AR) and Sh. Abhijeet Singh (AR) are present on behalf of the promoter.

The AR of the promoter submits that the license no. 195 of 2022 dated 29.11.2022 was granted to Ajay Pal and others in collaboration with Loon Land Development Ltd. With a condition that 12.46555 acres land will remain freezed for the purpose of sale of plots till the said land is either purchased by the developer or collaboration agreement with the land owners is registered. The same condition was imposed in the RERA registration certificate of the project and the 12.46555 acres land was marked in the approved layout and zoning plan also.

The AR further submits that the DTCP has issued revised land schedule of 24.74375 to be read with the license no. 195 of 2022 and accordingly the revised layout plan and zoning plan has also been approved. The promoter has applied for supersession of earlier granted registration no. 05 of 2023 in the Authority on 12.12.2023.

This suo motu complaint no. RERA-GRG-3818-2023 along with suo- motu complaint no. RERA-GRG-3819-2023 shall be clubbed with the matter of supersession of registration certificate.

The matter to come up on 01.01.2024.

(Ashok Sangwan)
Member, HARERA, Gurugram