

NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF

S. No.	Particular	Details		
1.	Registration certificate no.	697/429/2023/41		
2.	Date of Registration	20.02.2023		
3.	Date of expiry of validity of registration	18.03.2027		
4.	Name of promoter	M/s Czarr Villas Pvt. Ltd.		
5.	Name of project	Czarr Villas 59		
6.	Area of project	5.006 acres		
7.	Nature of project	Affordable Residential Plotted Colony under DDJAY		
8.	Location of project	Sector-59, Gurugram		
9.	Suo-motu complaint no.	RERA-GRG-3861-2023		
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 electrical load availability connection within one month	20.03.2023	-	Not submitted
	The promoter shall submit the forest NOC within one month	20.03.2023	-	Not submitted
	The promoter shall submit the powerline shifting NOC within one month	20.03.2023	-	Not submitted
	The promoter shall submit the HSVP construction water assurance within one month	20.03.2023	-	Not submitted

	The promoter shall submit the approved service plans and estimates within three months	20.05.2023	-	Not submitted
11.	Details of refundable security submitted by the promoter			
	Name of the bank	No. And date of refundable security	Amount	Submitted for
	Axis Bank	DD no. 000705 dated 30.05.2023	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 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 Czarr Villas 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. <u>Proceedings dated 22.09.2023</u> 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 got adjourned to 10.11.2023. On 10.11.2023, the matter got adjourned to 07.12.2023.			

On 07.12.2023, the matter was adjourned to 15.12.2023.

No reply has been received in the Authority till date.


(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.

None is present on behalf of the promoter.

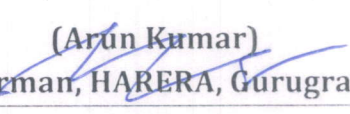
Since the promoter has neither appeared before the Authority nor complied with the conditions mentioned in the registration certificate of the project, therefore, keeping in view the omissions on the part of the promoter, it is decided that the bank accounts of the project shall be freezed and the registration of the project shall be suspended till further order.

The promoter is hereby restrained from further creating any 3rd party rights on the project till further order and status of suspension of registration be uploaded on the website of the Authority.

The matter to come up for follow up on 19.01.2024.


(Ashok Sangwan)

Member, HARERA, Gurugram


(Arun Kumar)

Chairman, HARERA, Gurugram

