

NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF

S. No.	Particular	Details
1.	Registration certificate no.	709/441/2023/53
2.	Date of Registration	10.04.2023
3.	Date of expiry of validity of registration	20.08.2025
4.	Name of promoter	M/s Adani Brahma Synergy Pvt. Ltd.
5.	Name of project	Downtown Avenue
6.	Area of project	3.4 acres
7.	Nature of project	Commercial SCO
8.	Location of project	Sector- 62, Gurugram
9.	Suo-motu complaint no.	RERA-GRG-3866-2023
10.	Status of compliance done by the promoter	
	Conditions	Compliance due Date of approval Whether compliance done within time frame
	The promoter shall open a separate bank account as per regulations of the Authority and shall submit compliance thereof within a period of 30 days.	10.05.2023 01.11.2023 Delay of 175 days
11.	Details of refundable security submitted by the promoter	
	Name of the bank	No. And date refundable security Amount Submitted for
	-	- - -
	No security amount was required to be submitted by the Authority.	
12.	File status	Date
	Show cause notice sent on	21.08.2023
	First reply received on	03.11.2023



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 Adani Brahma Synergy 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.

Proceedings dated 22.09.2023

Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case. Sh. Atul Jain (AR), Sh. Praveen Kumar (AR) and Sh. Vijay Singh (AR) are present on behalf of the promoter and seek two months' time to comply with the condition which could not have been complied due to constraints imposed by the RBI Policy guidelines.

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 24.11.2023 for further proceedings.

The promoter has submitted a reply dated 03.11.2023 in the Authority wherein the details of the separate account opened on 01.11.2023 for the project as per the condition of the registration certificate has been provided along with the copy of confirmation of opening of account by the concerned bank.

(Ar. Neeraj Gautam)

Associate Architectural Executive

Day and date of hearing

Friday and 24.11.2023

Proceedings recorded by

Ram Niwas

Proceedings dated 24.11.2023

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

The Authority is in the process of framing guidelines/Regulation to deal with cases of delayed compliance. The above matter shall be dealt according to the decision of the Authority in this regard. Till then, the proceedings may be kept pending.

The matter to come up on 29.02.2024.

(Ashok Sangwan)

Member, HARERA, Gurugram