



PROCEEDINGS OF THE DAY	
Day and Date	Thursday and 14-03-2024
Suo Motu Complaint No.	RERA-GRG-346-2024
Nature of complaint	Show cause notice for non-registration of ongoing project under proviso of section 3(1) of the RERA Act, 2016
Project Name	ATS Kocoon and Chintel Caladium
Promoter Name (Respondent)	Chintels India Ltd And ATS Infrastructure Ltd
Respondent represented through	Sh. Amresh Bind (Advocate) on behalf of IRP Vikram Bajaj appointed by NCLT in Umritha Infrastructure Development LLP Sh. Narender Kumar (Manager) on behalf of ATS Infrastructure Ltd Sh. Navraj (Proxy Advocate) on behalf of Chintels India Ltd
<p>Sh. Amresh Bind (Advocate) appeared on behalf of IRP Sh. Vikram Bajaj appointed by NCLT in Umritha Infrastructure Development LLP.</p> <p>Sh. Narender Kumar (Manager) appeared on behalf of ATS Infrastructure Ltd.</p> <p>Sh. Navraj (Proxy Advocate) appeared on behalf of Chintels India Ltd.</p> <p>Sh. Amresh Bind (Advocate) appeared on behalf of IRP states that Umritha Infrastructure Development LLP had executed the JDA consists of two partners i.e. one is Sh. Geetambar Anand in individual capacity and the other partner is ATS Infrastructure Ltd though its director/designated partner/nominee Sh. Santosh Kumar. He further states that they shall be filing the copy of LLP agreement, however, the said Umritha Infrastructure Development LLP is under NCLT, and moratorium has been imposed on it. (copy of the NCLT order dated 31-01-2024 has already been filed). Further, he states that pocket A which was being developed by Umritha Infrastructure Development LLP has been completed and OC was received on 09-10-2017. However, the same was applied on 26-09-2016.</p> <p>He further submitted that the units have been handed over to all the allottees and conveyance deed has also been executed in most of the units and further submitted that as per the JDA, 284 units out of 444 units and 5 convenient shops belong to Umritha Infrastructure Development LLP which they have delivered to the concerned allottee. Further, attention has been brought towards clause XII of the JDA dated 16-05-2011 and the same got registered on 30-06-2011 as per which the pocket B of the said licensed project i.e. 2,70,000 sq.ft of FSI was to be developed by SBTL about which they have no knowledge.</p> <p>Authority observes that there were certain complaints filed against ATS Infrastructure Ltd as per which the said proceedings of suo motu non-registration were initiated. The said complaint is pending before the authority and next date of hearing 07-05-2024 and planning branch was directed to check the status of project vide proceeding dated 06-05-2023 is still pending and the planning branch of the authority is hereby again directed to submit the report in this regard within 15 days. Matter to come up on 03-04-2024 at 10:00 A.M.</p>	
<p style="text-align: right;">(Sanjeev Kumar Arora)</p> <p style="text-align: right;">Member, HARERA</p>	