NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF				
S. No.	**Particular**	**Details**		
1.	**Registration certificate no.**	595/327/2022/70		
2.	**Date of Registration**	25.07.2022		
3.	**Date of expiry of validity of registration**	30.01.2026		
4.	**Name of promoter**	M/s Skywhales Developers LLP		
5.	**Name of project**	Vienna Greens		
6.	**Area of project**	6.00625 Acres		
7.	**Nature of project**	Residential Plotted Colony under DDJAY		
8.	**Location of project**	Sector-99A, Gurugram		
9.	**Suo-motu complaint no.**	RERA-GRG-7063-2022		
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	23.10.2022	12.07.2023	Delay of 262 days
	The promoter shall submit the approval of zoning plan within 3 months	23.10.2022	01.02.2023	Delay of 101 days
	The promoter shall submit the approval electrical load availability connection within 2 months	23.09.2022	Not submitted	Not submitted
	The promoter shall submit the powerline shifting NOC within 2 months	23.09.2022	Not submitted	Not submitted
11.	**Details of refundable security submitted by the promoter**			
	Name of the bank	**No. and date of refundable security**	**Amount**	**Submitted for**

	Union Bank	572839 dated 22.07.2022	25 lakhs	Service plan estimates
	Union Bank	572840 dated 22.07.2022	25 lakhs	Zoning plan

12.	**File status**	**Date**
	Show cause notice sent on	23.01.2023
	First reply received on	24.02.2023
	First hearing on	24.02.2023
	Second hearing on	17.03.2023

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 Skywhales Developers LLP** 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 23.01.2023 as to why the registration certificate shall not be revoked, demand draft submitted by the promoter shall not be forfeited and penal proceedings shall not be initiated against the promoter and an opportunity of hearing was offered on 24.02.2023.

Proceedings dated 24-02-2023

No one is present on behalf of the promoter. Since the promoter has not complied with the conditions of registration certificate within stipulated time frame, therefore the demand drafts submitted by the promoter shall be forfeited for non-compliance of RC. Also, the promoter is directed to submit fresh cheques of Rs. 25 lakhs each against approval of service plan and estimates and approved zoning plan by 27-02-2023. Matter to come up on 17.03.2023

(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and date of hearing	Friday and 22.03.2024

Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case.
None is present on behalf of the promoter.
The matter be placed before in the meeting scheduled on 08.04.2024.

(Ashok Sangwan)
Member, HARERA, Gurugram