



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Registration No.	GGM/669/401/2023/13 dated 16.01.2023
Name of promoter	M/s BST Developers India Pvt. Ltd.
Name of project	Green Bhoomi
Location of project	Sector 99A, Gurugram

ORDER

1. 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 BST Developers India Pvt. Ltd. and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gurugram with the following details:

S. No.	Particulars	Details
1.	Registration No.	GGM/669/401/2023/13
2.	Date of Registration	16.01.2023
3.	Date of expiry of validity of registration	25.01.2027
4.	Name of promoter	M/s BST Developers India Pvt. Ltd.
5.	Name of project	Green Bhoomi
6.	Area of project	5.6375 acres
7.	Nature of project	Affordable Residential Plotted Colony under DDJAY
8.	Location of project	Sector 99A, Gurugram

2. Whereas on the request of the promoter, the Authority had decided to issue the registration certificate subject to the following conditions:

S. No.	Condition	Timeframe within which the conditions are to be complied
1.	The promoter shall submit the approved service plans and estimates in the Authority within three months from the date of grant of registration.	16.04.2023
2.	The promoter shall submit the approved electrical load	16.02.2023



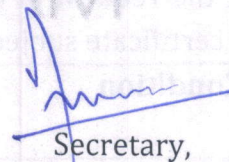
Project	Green Bhoomi
Promoter	M/s BST Developers India Pvt. Ltd.

	availability connection in the Authority within one month from the date of grant of registration.	
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3. The registration certificate was issued to the promoter subject to the submission of security amount of Rs. 25 lacs on account of submission of the approved service plan and estimates within three months. Condition (G)(iii) of the registration certificate no. 13 of 2023 dated 16.01.2023 is re-iterated below:

"The promoter shall submit the security cheque of Rs. 25 lacs on account of timely submission of approved service plan and estimates in the Authority. This security amount shall be forfeited by the Authority in case the promoter fails to submit the approved service plans and estimates within the stipulated time."

4. Since the promoter failed to submit the approval of service plans and estimates within the specified timeline of three months as per conditions of the registration certificate dated 16.01.2023, the Authority issued a show cause notice dated 21.08.2023 and various opportunities of hearing were provided to the promoter on 21.09.2023, 26.10.2023, 15.12.2023 and 02.02.2024.
5. The Authority, in its meeting dated 01.01.2024 decided that compliances by the promoter must be made without fail within the timeline of conditional registration failing which the BG/ security be forfeited.
6. Further, in the proceedings dated 02.02.2024 in the suo- motu complaint no. RERA-GRG-4007-2023, it was decided to forfeit the security submitted in lieu of the submission of approved service plans ad estimates. The promoter was further directed to submit the approval from the competent authority within a period of one month failing which legal consequences including but not restricted to freezing of bank accounts and restriction for creating any further third- party rights shall follow.
7. Keeping in view the above, the security amount of Rs. 25 lacs deposited by the promoter in lieu of the timely submission of the approved service plans and estimates is hereby forfeited in the favour of the Authority.



Secretary,

For and on behalf of: Haryana Real estate
Regulatory Authority, Gurugram

Haryana Real Estate Regulatory Authority, Gurugram

Dated: 09.02.2024