



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/697/429/2023/41 dated 20.02.2023
Name of promoter	M/s Czarr Villas Pvt. Ltd.
Name of project	Czar Villas 59
Location of project	Sector 59, 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 Czarr Villas 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/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

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 connection, forest NOC, powerline approved electrical load availability shifting NOC and HSVP construction water	20.03.2023

Project	Czarr Villas 59
Promoter	M/s Czarr Villas Pvt. Ltd.

	assurance in the Authority within one month from the date of grant of registration.	
2.	The promoter shall submit the approved service plans & estimates in the Authority within three months from the date of grant of registration.	20.05.2023

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 approved service plan and estimates within three months of grant of registration. Condition (G)(iii) of the registration certificate no. 41 of 2023 dated 20.02.2023 is re-iterated below:

"The promoter shall submit a bank guarantee/ security cheque of Rs. 25 lacs on account of timely submission of approved service plans & estimates in the Authority within one week. This guarantee shall be forfeited by the Authority in case the promoter fails to submit the approval within the stipulated time."

4. Since the promoter has 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 20.02.2023, a show cause notice dated 21.08.2023 was issued to the promoter and various opportunities of hearing were provided on 22.09.2023, 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-3861-2023, it was decided to forfeit the security submitted in lieu of timely submission of the above approvals. The proceedings dated 02.02.2024 are re-iterated below:

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

Sh. Ravi Kumar (AR) is present on behalf of the promoter. The AR of the promoter states that due to ED raid, the project could not be taken further, and the compliances shall be submitted within a period of two months. He further states that the project is yet to be launched.

The reply of the AR is found unsatisfactory. The security amount submitted for timely submission of the service plans and estimates is hereby forfeited. The registration certificate was issued on 20.02.2023 and even after a lapse of one year, the requisite conditions of the registration certificate have not been met. The registration of the



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project has been suspended on 02.01.2024 and bank accounts have been frozen. The compliance report from the bank be obtained within a period of one week and apprised to the Authority on the next date of hearing.

The matter to come up before the Authority on 12.02.2024 for further proceedings."

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

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