BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Registration No.	**GGM/724/456/2023/68 dated 29.05.2023**
Name of promoter	**M/s GLS Infracon Pvt. Ltd.**
Name of project	**Avenue 81 Phase- 2**
Location of project	**Sector 81, 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 GLS Infracon Pvt. Ltd. and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gururam with the following details:

S. No.	Particulars	Details
1.	Registration No.	GGM/724/456/2023/68
2.	Date of Registration	29.05.2023
3.	Date of expiry of validity of registration	03.10.2027
4.	Name of promoter	M/s GLS Infracon Pvt. Ltd.
5.	Name of project	Avenue 81 Phase- 2
6.	Area of project	1.8750 acres
7.	Nature of project	Affordable Group Housing
8.	Location of project	Sector 81, 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 fire scheme and approved service plans and estimates within three months from the issuance of the registration.	29.08.2023

3. The registration certificate was issued to the promoter subject to the submission of security amount of Rs. 25 lacs each on account of submission of approved fire scheme and approved service plan and estimates respectively within three months. Condition (G)(ii) of the registration certificate no. 68 of 2023 dated 29.05.2023 is re-iterated below:

   "The promoter shall submit the BG/DD of Rs. 25 lakhs each as a security amount in favour of the Authority for submission of approved fire scheme and approved service estimates and plans. This security amount shall be forfeited in favour of the Authority in case the conditions are not fulfilled by the promoter 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 condition of the registration certificate dated 29.05.2023, a show cause notice dated 21.08.2023 was issued to the promoter and various opportunities of hearing were provided on 22.08.2023, 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. In the proceedings dated 02.02.2024 in the suo- motu complaint no. RERA-GRG-3867-2023, it was decided to forfeit the security submitted in lieu of timely submission of the approved service plans and estimates in the Authority.
   Further, it was decided to refund the security amount of Rs. 25 lacs submitted on account of timely submission of fire scheme approval as the same is obtained by the promoter within the stipulated time period.
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