

NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF

S. No.	Particular	Details		
1.	Registration certificate no.	674/406/2023/18		
2.	Date of Registration	23.01.2023		
3.	Date of expiry of validity of registration	31.12.2024		
4.	Name of promoter	M/s GCC infra		
5.	Name of project	Flora Avenue 88 A		
6.	Area of project	10.625 Acres		
7.	Nature of project	Affordable Residential Plotted Colony under DDJAY		
8.	Location of project	Sector- 88A, Gurugram		
9.	Suo-motu complaint no.	RERA-GRG-2896-2023		
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 approved zoning plan within three months	23.04.2023	07.02.2023	Within time
	The promoter shall submit approved service plans and estimates within three months	23.04.2023	01.05.2023	Delay of 8 days
11.	Details of refundable security submitted by the promoter			
	Name of the bank	No. And date refundable security	Amount	Submitted for
	HDFC Bank	Cheque no. 005112 dated 27.10.2022	25 lacs	Service plans and estimates
	-	-	-	Zoning plan
12.	File status		Date	
	Show cause notice sent on		21.08.2023	

	First hearing on	21.09.2023
	Second hearing on	23.11.2023
	Third hearing on	29.02.2024 (adjourned)
13.	<p>Case history</p> <p>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 GCC infra 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 21.08.2023 as to why the registration certificate shall not be revoked and penal proceedings shall not be initiated against the promoter and an opportunity of hearing was offered on 21.09.2023.</p> <p>It was noted that the promoter was required to submit the refundable security amount of 25 lacs on account of timely submission of zoning plan in the Authority. However, the promoter has failed to submit the required security amount. Therefore, the Authority had issued a show cause notice to the promoter to initiate the penal proceedings against them.</p> <p><u>Proceedings dated 21.09.2023</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case. Sh. Ramesh Yadav (AR) is present on behalf of the promoter. The AR of the promoter states that the zoning plan for the project was submitted well within time in the registry of the Authority vide receipt No. 48931, dated 09.02.2023 and a copy of the same has been handed over during the course of hearing. In view of the above, it is seen that the compliances have been made. However, the submission of service plans and estimates was delayed by 8 days only. The Authority is in the process of framing guidelines/Regulation to deal with cases of delayed compliance. The above matter shall be dealt according to the decision of the Authority in this regard. Till then, the proceedings may be kept pending. The matter to come up on 23.11.2023.</p> <p><u>Proceedings dated 23.11.2023</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case. The Authority is in the process of framing guidelines/Regulation to deal with cases of delayed compliance. The above matter shall be dealt according to the decision of the Authority in this regard. Till then, the proceedings may be kept pending. The matter to come up on 29.02.2024.</p>	

On 29.02.2024, the mater was adjourned to 22.03.2024.

Further, the Authority decided in its meeting dated 01.01.2024 that the compliances by the promoters must be made without fail within the timeline of conditional registration failing which the BG/ security be forfeited and further action be initiated as per the provisions of the Act of 2016.



(Ar. Neeraj Gautam)

Associate Architectural Executive

Day and date of hearing

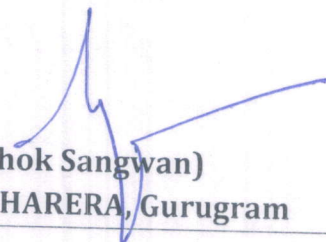
Friday and 22.03.2024

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

None has appeared on the behalf of the promoter.

In view of the fact that 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 no. 674/406/2023/18 dated 23.01.2023, the security deposited by the promoter in lieu of the timely submission of the above approval is hereby forfeited.

The matter stands disposed of.



(Ashok Sangwan)

Member, HARERA, Gurugram

