NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF

S. No.	Particular	Details
1.	Registration certificate no.	767/499/2023/111
2.	Date of Registration	04.12.2023
3.	Date of expiry of validity of registration	31.12.2030
4.	Name of promoter	M/s Godrej Proprties. Ltd.
5.	Name of project	Godrej Aristocrat
6.	Area of project	9.56875 Acres
7.	Nature of project	Group Housing Colony
8.	Location of project	Sector-49 Gurugram
9.	Suo-motu complaint no.	RERA-GRG-3167-2024
10.	Status of compliance done by the promoter	

Conditions	Compliance due date	Date of approval obtained on	Whether compliance done within time frame
Tree cutting permission within 60 days	01.02.2024	05.01.2024	Within time
Mining permission within 60 days	01.02.2024	26.12.2023	Within time
Environmental clearance within 4 months	04.04.2024	18.12.2023	Within time
Fire scheme approval within 4 months	04.04.2024	22.03.2024	Within time
Approved service plans & estimates within 6 months	04.06.2024	12.08.2024	Delay of 69 days

11.	Details of refundable security submitted by the promoter			
	Name of the bank	No. And date of refundable security	Amount	Submitted for
	Axis Bank	001570 dated 10.11.2023	25 lacs	Environmental clearance

	Axis Bank	001492 dated 03.11.2023	25 lacs	Approved fire scheme
	Axis Bank	001493 dated 03.11.2023	25 lacs	Approved service plans and estimates

12.	**File status**	**Date**
	First show cause notice sent on	03.07.2024
	First hearing on	18.07.2024

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 Godrej Properties Ltd. and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority, Gurugram.

The environmental clearance was obtained within the stipulated time period, the security amount of Rs. 25 lakhs submitted on account of timely submission of the same was refunded to the promoter on 24.07.2024.

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 03.07.2024 for forfeiture of security amount with an opportunity of hearing on 18.07.2024.

Proceedings dated 18.07.2024

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

Sh. Rishabh Goel, Sh. Amit Kumuth, Sh. Vikash Singh and Ms. Surabhi Kapoor appeared on behalf of the promoter and state that the promoter had submitted the application for approval of service plans and estimates to HSVP on 09.02.2024 and diligently followed up with the concerned department. On 07.05.2024, HSVP informed the observations on the initial submission and directed the promoter to make requisite corrections. The revised drawings were submitted to HSVP on 30.05.2024. Further, as per LOI dated 07.06.2023, the promoter was required to submit a bank guarantee equivalent to 25% of internal development works. i.e., 119.609 lakhs which was submitted to DTCP on 26.06.2023. A letter dated 10.07.2024 was received from DTCP to submit the additional bank guarantee of Rs. 196.6335 lakhs in lieu of increase in estimated cost of IDW. Accordingly, the bank guarantee amounting to Rs. 196.6335 lakhs was submitted to DTCP on 15.07.2024.

The AR of the promoter further states that a lot of time was lost due to Lok Sabha elections and Model Code of Conduct implemented on 16.03.2024.

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Suo- motu complain no.	RERA-GRG-3167-2024

	The AR of the promoter seeks 30 days' time to submit the approval of service plans and estimates and requests the Authority not to forfeit the security amount and/or levy any penalty on the promoter. However, it is not disputed that the promoter was granted conditional registration at its own accord and depositing of security amount in the form of bank guarantee in lieu of submission of the requisite clearances within the time specified in the conditional registration. It was clearly mentioned in the registration certificate that these bank guarantees shall be forfeited in case the conditions are not fulfilled by the promoter within the stipulated time period mentioned in the conditions. Keeping in view the above, the security amount submitted on account of timely submission of approved service plans & estimates is hereby forfeited. The promoter is directed to submit the approved service plans and estimates in the Authority within a period of 30 days failing which legal consequences shall follow. The matter to come up on 22.08.2024. Detailed order shall follow. Accordingly, the detailed order of forfeiture of the security amount has been uploaded on the website of the Authority. **(Ar. Neeraj Gautam)** **Associate Architectural Executive**
Day and date of hearing	Thursday and 22.08.2024
Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case. Sh. Rishabh Goel and Sh. Vikash Singh appeared on behalf of the promoter. The security amount submitted on account of timely submission of approved service plans and estimates already stands forfeited. In view of the fact that compliances have been made, although with a delay, the case is filed. **(Ashok Sangwan)** **Member, HARERA, Gurugram**	