NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF

S. No.	Particular	Details
1.	Registration certificate no.	796/528/2024/23
2.	Date of Registration	11.03.2024
3.	Date of expiry of validity of registration	31.05.2030
4.	Name of promoter	M/s Pyramid Infratech Pvt. Ltd.
5.	Name of project	Alban
6.	Area of project	4.525 Acres
7.	Nature of project	Group Housing Colony
8.	Location of project	Sector-71, Gurugram
9.	Suo-motu complaint no.	RERA-GRG-4002-2024

10. Status of compliance done by the promoter

Conditions	Compliance due date	Date of approval obtained on	Whether compliance done within time frame
Mining permission before the commencement of construction	-	-	-
Environmental clearance within three months	11.06.2024	02.07.2024	Delay of 21 days
Approved fire scheme within three months	11.06.2024	22.03.2024	Within time

11. Details of refundable security submitted by the promoter

Name of the bank	No. And date of refundable security	Amount	Submitted for
HDFC Bank	346215 dated 02.02.2022	25 lacs	Approved fire scheme
HDFC Bank	346218 dated 02.02.2022	25 lacs	Environmental clearance

12.

File status	Date
First show cause notice sent on	07.08.2024
First hearing on	22.08.2024

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 Pyramid Infratech Pvt. Ltd.** and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gurugram. As per the records of the Authority, the promoter obtained the fire scheme approval within the stipulated time period and accordingly, the security amount of Rs. 25 lakhs deposited by the promoter on account of timely submission of approved fire scheme was refunded to the promoter on 06.08.2024. Since the environmental clearance has been obtained with a delay of 21 days and mining permission has still not been submitted to the Authority, a show cause notice dated 07.08.2024 for forfeiture of security amount deposited on account of timely submission of environmental clearance was issued to the promoter with an opportunity of hearing on 22.08.2024 **(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. Praveen Kumar Singh (AR) appeared on behalf of the promoter and requests for condonation of delay. 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 DDs 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 this security amount shall be forfeited in case the respective conditions are not fulfilled by the promoter within the stipulated time period mentioned in the conditions.
Keeping in view the fact that the environmental clearance is obtained with a delay of 21 days, the security amount submitted in lieu thereof is hereby forfeited.
Since the compliances have now been made, although with a delay, the case is filed.
Detailed order shall follow.

(Ashok Sangwan)
Member, HARERA, Gurugram