

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा


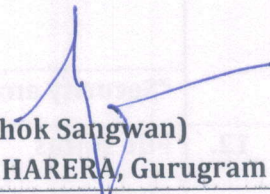
NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF

S. No.	Particular	Details		
1.	Registration certificate no.	499/231/2021/67		
2.	Date of Registration	12.10.2021		
3.	Date of expiry of validity of registration	31.08.2025		
4.	Name of promoter	M/s HCBS Auroville Pvt. Ltd.		
5.	Name of project	HCBS Auroville		
6.	Area of project	8.75 Acres		
7.	Nature of project	Affordable Group Housing		
8.	Location of project	Sector-103, Gurugram		
9.	Suo-motu complaint no.	RERA-GRG-4364-2022		
10.	Status of compliance done by the promoter			
	Conditions	Compliance due date	Date of approval obtained on	Whether compliance done within time frame
	Approved service plans & estimates within 3 months	10.01.2022	23.08.2022	Delay of 225 days
	Fire scheme approval within 3 months	10.01.2022	06.12.2021	Within time
	EC within one year	12.10.2022	30.07.2022	Within time
11.	Details of refundable security submitted by the promoter			
	Name of the bank	No. And date of refundable security	Amount	Submitted for
	-	-	-	-
	*Security amount is not submitted by the promoter.			
12.	File status	Date		
	First show cause notice sent on	15.06.2022		
	Second show cause notice sent on	14.06.2024		

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in
 An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
 Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	First hearing on	01.07.2022
	Second hearing on	25.06.2024
13.	Case history	<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 HCBS Developments Pvt. Ltd. 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 15.06.2022 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 01.07.2022.</p> <p>No proceedings were recorded on 01.07.2022.</p> <p>It is noted that the promoter has obtained the approvals of fire scheme and environmental clearance within the stipulated time. However, the approval of service plans & estimates is obtained with a delay of 225 days.</p> <p>Further, the promoter has failed to submit the requisite security amount in the Authority. Accordingly, a Show cause notice dated 14.06.2024 in continuation of show cause notice dated 15.06.2022 was issued to the promoter with an opportunity of hearing on 25.06.2024.</p> <p style="text-align: right;"> (Ar. Neeraj Gautam) Associate Architectural Executive</p>
	Day and date of hearing	Tuesday and 25.06.2024
	<p>Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case.</p> <p>Sh. Parveen Singh (AVP) appeared on behalf of the promoter.</p> <p>No reply has been received from the promoter. The AR of the promoter states that out of 11 towers in the project, structure work of 7 towers has been completed and the project is likely to be completed by date declared in the registration certificate.</p> <p>In view of the above, it may not be in the interest of the allottees to revoke the registration at this stage. However, the promoter is liable to deposit the amount of security to be forfeited on account of late submission of the service plans and estimates. Therefore, the promoter is hereby directed to deposit the amount of Rs. 10 lakhs as per direction of the Authority in its proceeding dated 12.10.2021 within a period of 30 days failing which legal consequences shall follow. Detailed order shall follow.</p> <p style="text-align: right;"> (Ashok Sangwan) Member, HARERA, Gurugram</p>	