HARERA
GURUGRAM

BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Registration No.	**GGM/757/489/2023/101 dated 06.11.2023**
Name of promoter	**M/s Conscient Infrastructure Pvt. Ltd.**
Name of project	**Elevate Reserve**
Location of project	**Sector-62, Gurugram**
Date of decision	**18.07.2024**

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 Conscient Infrastructure 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/757/489/2023/101
2.	Date of Registration	06.11.2023
3.	Date of expiry of validity of registration	31.07.2028
4.	Name of promoter	M/s Conscient Infrastructure Pvt. Ltd.
5.	Name of project	Elevate Reserve
6.	Area of project	4.84375 Acres
7.	Nature of project	Mixed Land Use
8.	Location of project	Sector-62, 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	Compliance due date	Date of approval obtained on

1.	Environmental clearance within 6 months	06.05.2024	18.07.2024
2.	Approved service plans & estimates within 4 months	06.03.2024	03.02.2024
3.	Fire scheme approval within 4 months	06.03.2024	10.01.2024

3. At the time of registration of the project, the promoter had submitted the following security amount as a token to submit the above approvals in the Authority within the stipulated time period mentioned in the conditions

S. No.	Name of the bank	No. And date of refundable security	Amount
1.	ICICI Bank	DD No. 520442 dated 02.11.2023	25 lacs
2.	ICICI Bank	DD No. 520443 dated 02.11.2023	25 lacs
3.	ICICI Bank	DD No. 520444 dated 02.11.2023	25 lacs

4. The promoter has obtained the approval of service plans & estimates and fire fire scheme within the stipulated time period mentioned in the conditions. However, the environmental clearance has been obtained with a delay of 73 days.
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. A show cause notice dated 01.07.2024 was issued to the promoter as to why the security amount submitted in lieu of the timely submission of approved architectural control sheet shall not be forfeited with an opportunity of hearing on 18.07.2024.
7. On 18.07.2024, Sh. S.K. Kaushik (AR) appeared on behalf of the promoter and stated that they have received the Environmental Clearance vide identification no. EC24C3801HR5179988N dated 18.07.2024.

   The AR of the promoter further stated that they were required to obtain the environmental clearance within 6 months from date for registration for which the company sent a letter dated 02.05.2024 to the Authority requesting the extension of 4 months for submission of environmental clearance and submitted an

application to the relevant department regarding the same. The SEAC reviewed and recommended the approval to SEIAA during their 278th meeting on 13.10.2023. Due to unforeseen administrative challenges, specifically the unavailability of Hon'ble Chairman at SEIAA, the final approval has been delayed.

The AR of the promoter requested not to forfeit the amount deposited as security for procuring environmental clearance as the same has been obtained now.

8. 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 BGs shall be forfeited in case the conditions are not fulfilled by the promoter within the stipulated time period mentioned in the conditions.

9. In view of fact that the environmental clearance has been obtained with a delay of 73 days, the security amount submitted on account of timely submission of environmental clearance is hereby forfeited.

10. Since the promoter has now complied with the conditions mentioned in the registration certificate, the case is filed.

Secretary,
For and on behalf of: Haryana Real Estate Regulatory Authority, Gurugram

Haryana Real Estate Regulatory Authority, Gurugram