

HARYANA REAL ESTATE REGULATORY AUTHORITY

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

S. No.	. Particular				CERTIFI	CATE HEARING BRIEF	
1.		Registration certificate no.			Details		
2.				713	713/445/2023/57		
3.	Date of Registration			080	08.05.2023		
	registration	of	validity of	02.0	2.2028	1 All All All All All All All All All Al	
4.	Name of promoter	1.693	0.0 10 10 10	CISI		A. J. C. Detstini	
5.	Name of project				nfratech Pvt. Ltd.	The bookies	
6.	Area of project				ansdowne		
7.	Nature of project		here and	7 acr			
8.			19 U. Male Key	Affor	dable Residential Plo	tted Colony under DDJAY	
9.	Location of project	n hi gi	and the state of	Sector	r 67A, Gurugram	dorony under DDJAY	
Stre 21	Suo-motu complaint	no.	the state of the	RERA	GRG-3869-2023		
10.	Status of compliance done by the promoter						
	Conditions						
	The promoter shall		Compliance due date		Date of appr obtained on	roval Whether complianc done within tim	
	The promoter shall submit the approved service plans & estimates within three months		3.08.2023			Not submitted	
11.	Details of refundable s	ACU	rity only the	a line new		Calcologe :	
	Name of the bank			e promoter			
	1.4	No. ref	undable seco	date urity	Amount	Submitted for	
10	DD no. 421505			25 lacs	Service plans and		
12.	File status	1.4.4		Date	1986 Aug States and a state of	estimates	
	Show cause notice sent on		129711	Date			
	First hearing on			21.08.2023		ut to should be a set of the	
	Second hearing on	1998		22.09.20			
-				27.10.20	23 (adjourned)		
				10.11.2023 (adjourned)			
	Third hearing on	10 %		10.11.20	23 (adjourned)		
		10 %			23 (adjourned) 23 (adjourned)		

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Suo- motu complain no.



Sixth hearing on	19.01.2023 (adjourned)
Alex and the second	02.02.2024
Seventh hearing on Eighth hearing on	01.03.2024 (adjourned)
	22.03.2024
Ninth hearing on	22.03.2021

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 **GLS Infratech 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 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 22.09.2023.

An application dated 07.08.2023 is received in the Authority prior to the issuance of show cause notice wherein it is stated that the service plans and estimates have approved from HSVP Panchkula and the final approval is pending at DTCP Haryana. The promoter requests 50 days' time for submitting the final approval of service plans and estimates in the Authority.

Proceedings dated 22.09.2023

Sh. Ashish Drall (AR) and Sh. Pankaj Sharma (AR) are present on behalf of the promoter. The AR of the promoter seeks 50 days' time to submit the compliance of the conditions

One opportunity of thirty days is granted for submitting the above compliance subject to the final decision of the Authority regarding delay in submission of compliance in terms of the registration certificate. Matter to come up on 27.10.2023 for further proceedings. On 27.10.2023, the matter was adjourned to 10.11.2023. On 10.11.2023, the matter was adjourned to 07.12.2023. On 07.12.2023, the matter was further adjourned to 15.12.2023.

Proceedings dated 15.12.2023

Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case. Sh. Ashish Drall (AR) and Sh. Pankaj Sharma (AR) are present on behalf of the promoter. The AR of the promoter states that they have received the demand letter for bank guarantees to be submitted in the Department of Town and Country Planning, Haryana for the approval of service plans and estimates. The AR of the promoter seeks one month's time to submit the

approval in the Authority. The AR of the promoter is directed to submit the copy of bank guarantee as and when it is

submitted with the DTCP. Matter to come up on 19.01.2024. On 19.01.2024, the matter was adjourned to 02.02.2024.

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) अधिनियमए 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



Suo- motu complain no.

RERA-GRG-3869-2023

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

Proceedings dated 02.02.2024

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

Sh. Ashish Drall (AR) and Sh. Pankaj Sharma (AR) are present on behalf of the promoter and states that the letter dated 31.01.2024 has been received from DTCP for deposit of BG amounting to Rs. 93.745 lacs and the same will be deposited shortly and seeks one month's time to submit approval

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 dated 08.05.2023, the security deposited by the promoter in lieu of the timely submission of the above approval is hereby forfeited. The promoter is further directed to submit the approval from the competent authority within a period of one month failing which legal consequences including but not restricted to freezing of bank accounts and restriction for creating any further third-party rights shall follow. Matter to come up on 01.03.2024.

On 01.03.2024, the matter was adjourned to 22.03.2024.

Further, the promoter has applied for the surrender of registration project of the project in the Authority vide application dated 08.02.2024.

Proceedings dated 22.03.2024

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

Sh. Ashish Drall (Sr. General Manager) and Sh. Pankaj Sharma (AR) are present on behalf of the promoter. The AR of the promoter states that an application for surrender has been submitted before the Authority and is pending. In view of the above, the bank account of the project be frozen and no further third-party rights shall be created by the promoter. The matter be listed before the Authority in its meeting on 08.04.2024.

Accordingly, the letter to freeze the bank accounts of the project has been dispatched to the

Proceedings dated 08.04.2024

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

Sh. Sachin Kumar (Advocate) is present on behalf of the promoter and seeks short adjournment.

The matter to come up on 29.04.2024.

Proceedings date 29.04.2024

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Suo- motu complain no.



Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case. Sh. Ashish Drall (Sr. General Manager) and Sh. Pankaj Sharma (AR) are present on behalf of the promoter and seeks short adjournment. A public notice inviting objections be issued in two newspapers (one Hindi and one English) with respect to the claim of the promoter regarding non- creation of 3rd party rights in the project. The matter to come up on 03.06.2024.

Accordingly, public notice was published in "The Tribue" and "Dainik Jagran", copies of which are placed in file. No objection was received in the Authority.

Proceedings date 03.06.2024

Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case. Sh. Pankaj Sharma (AR) and Sh. Sanjeev Kumar (Legal executive) are present on behalf of the promoter and seek a short adjournment. The concerned PE to visit the site of the project and confirm the status. The matter to come up on 08.07.2024.

Accordingly, the site of the project was visited, and it is observed that the site of the project is demarcated but no development works have started on the site. The site is accessible through 2 karam kachcha rasta.



(Ar. Neeraj Gautam) Associate Architectural Executive

Day and date of hearing	Monday and 08.07.2024
	Ram Niwas
Proceedings recorded by	

Proceedings dated 08.07.2024

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

Sh. Ashish Drall (AR) present on behalf of the promoter and seeks an adjournment of three months.

The matter to come up on 28.10.2024

(Sanjeev Kumar Arora) Member, HARERA

(Ashok Sangwan) Member, HARERA

(Vijay Kumar Goyal) Member, HARERA

(Arun Kumar) Chairman, HARERA

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