NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF

S. No.	Particular	Details
1.	Registration certificate no.	818/550/2024/45
2.	Date of Registration	22.04.2024
3.	Date of expiry of validity of registration	31.05.2031
4.	Name of promoter	M/s Keywest Eduinfra & Service Pvt. Ltd.
5.	Name of project	PARQ
6.	Area of project	5.6 Acres
7.	Nature of project	Group Housing Colony
8.	Location of project	Sector-80, Gurugram
9.	Suo-motu complaint no.	RERA-GRG-5636-2024

10. Status of compliance done by the promoter

Conditions	Compliance due date	Date of approval obtained on	Whether compliance done within time frame
The promoter shall submit environmental clearance within 4 months from the date of grant of regsitration	22.08.2024	09.09.2024	Delay of 18 days
The promoter shall submit service plans and estimates approval within 4 months from the date of grant of regsitration	22.08.2024	29.04.2024	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	020893 dated 09.04.2024	25 lacs	Environmental clearance

Security amount is not submitted by the promoter.

12.	File status	Date

	First show cause notice sent on	12.11.2024
	First hearing on	12.12.2024
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 Keywest Eduinfra & Service 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 obtained the environmental clearance with a delay of 18 days, a show- cause notice dated 12.11.2024 was issued for forfeiture of security amount submitted in lieu of the same. **(Ar. Neeraj Gautam)** **Associate Architectural Executive**	
Day and date of hearing		Thursday and 12.12.2024

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

Sh. S K Kaushik (AR) appeared on behalf of the promoter and requested to condone the delay.

The promoter has submitted a representation stating that the approval of environmental clearance was delayed primarily due to code of conduct with respect to the Haryana State Assembly elections.

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 demand draft 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 DD shall be forfeited in favour of Authority in case the conditions are not fulfilled by the promoter within the stipulated time period.

In view of the above, the security amount submitted in lieu of timely submission of environmental clearance is hereby forfeited. The security amount submitted on account of approved service plans & estimates already stands refunded as the same was deposited within the stipulated time. Since the compliance has now been made, although with a delay, the case is filed.

Detailed order shall follow.

(Ashok Sangwan)
Member, HARERA, Gurugram

HARERA
GURUGRAM

BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Registration No.	**GGM/818/550/2024/45 dated 22.04.2024**
Name of promoter	**M/s Keywest Eduinfra & Service Pvt. Ltd.**
Name of project	**PARQ**
Location of project	**Sector-80, Gurugram**
Suo motu complaint no.	**RERA-GRG-5636-2024**
Date of decision	**12.12.2024**

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 Keywest Eduinfra & Service 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.	818/550/2024/45
2.	Date of Registration	22.04.2024
3.	Date of expiry of validity of registration	31.05.2031
4.	Name of promoter	M/s Keywest Eduinfra & Service Pvt. Ltd.
5.	Name of project	PARQ
6.	Area of project	5.6 Acres
7.	Nature of project	Group Housing Colony
8.	Location of project	Sector-80, 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.	The promoter shall submit environmental clearance within 4 months from the date of grant of regsitration	22.08.2024	09.09.2024
2.	The promoter shall submit service plans and estimates approval within 4 months from the date of grant of regsitration	22.08.2024	29.04.2024

3. Since the promoter obtained the environmental clearance with a delay of 18 days, a show- cause notice dated 12.11.2024 was issued for forfeiture of security amount submitted in lieu of the same with an opportunity of hearing on 12.12.2024.
4. On 12.12.2024, Sh. S K Kaushik (AR) appeared on behalf of the promoter and requested to condone the delay. The promoter has submitted a representation stating that the approval of environmental clearance was delayed primarily due to code of conduct with respect to the Haryana State Assembly elections.
5. 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 demand draft 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 DD shall be forfeited in favour of Authority in case the conditions are not fulfilled by the promoter within the stipulated time period.
6. In view of the above, the security amount submitted in lieu of timely submission of environmental clearance is hereby forfeited. The security amount submitted on account of approved service plans & estimates already stands refunded as the same was deposited within the stipulated time. Since the compliance has now been made, although with a delay, the case is filed.

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