HARERA
GURUGRAM

BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Registration No.	**GGM/814/546/2024/41 dated 15.04.2024**
Name of promoter	**M/s Sriflex Projects Pvt. Ltd.**
Name of project	**Sriflex City**
Location of project	**Sector-04, Sohna, Gurugram**
Suo motu complaint no.	**RERA-GRG-5637-2024**
Date of decision	**26.12.2024**

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 Sriflex Projects 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/814/546/2024/41
2.	Date of Registration	15.04.2024
3.	Date of expiry of validity of registration	31.01.2028
4.	Name of promoter	M/s Sriflex Projects Pvt, Ltd.
5.	Name of project	Sriflex City
6.	Area of project	5.975 acres
7.	Nature of project	Affordable Group Housing
8.	Location of project	Sector- 04, Sohna, 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 the	15.08.2024	Not submitted

	environmental clearance within 4 months		
2.	The promoter shall submit the approved fire scheme within 4 months	15.08.2024	Within time
3.	The promoter shall submit the approved service plans and estimates within 4 months	15.08.2024	Not submitted

3. Since the promoter failed to submit the approval of service plans & estimates and environmental clearance in the Authority within the stipulated time period mentioned in the conditions, a show cause notice dated 12.11.2024 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. Manoj Tiwari (AR) appeared on behalf of the promoter and requested to condone the delay and an extension of 15 days' time to submit the detailed reply as the directors of the promoter company were not available till 15.12.2024.
Considering the request of the authorized representative of the promoter, one last opportunity was granted to the promoter to submit a detailed reply with respect to the show cause notice dated 12.11.2024 and the next date of hearing was fixed for 26.12.2024.

5. On 26.12.2024, Sh. Manoj Tewari (AR) and Sh. Inderjeet Singh (CEO) appeared on behalf of the promoter and requested to condone the delay. The AR of the promoter submitted a reply dated 26.12.2024 wherein it is stated that the promoter had applied for respective applications with the concerned departments, however, there was undue delay at the respective departments which ended in the delay of approvals. It is stated that the application for EC was made on 17.01.2024 and the same was on hold since there was no Chairman in the department and no meeting was held. The application was resumed after reinstatement of Chairman. A request letter dated 27.04.2024 for inclusion in the agenda was submitted to SEAC and the project was taken up in the SEAC meeting dated 15.05.2024 and then SEIAA meeting dated 23.07.2024. The final environmental clearance was granted on 31.08.2024.
It is further stated that the application for approval of service plans and estimates was made in the last week of April 2024 and on 21.05.2024 the file was recommended by Executive Engineer HSVP Gurugram. The file was further recommended from Chief Engineer HSVP Chandigarh to DTCP on 05.07.2024 and

the final approval was granted on 16.09.2024. There was no deficiency or shortcomings in the file, hence, the delay was purely procedural internal delay in the department.

6. 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 these DDs shall be forfeited in favour of Authority in case the conditions are not fulfilled by the promoter within the stipulated time period.

7. In view of the above, the security amount submitted in lieu of timely submission of environmental clearance and approved service plans and estimates is hereby forfeited. The security amount submitted on account of the approved fire scheme already stands refunded as the same was obtained 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

Haryana Real Estate Regulatory Authority, Gurugram

HARERA
GURUGRAM

NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF				
S. No.	**Particular**	**Details**		
1.	**Registration certificate no.**	814/546/2024/41		
2.	**Date of Registration**	15.04.2024		
3.	**Date of expiry of validity of registration**	31.01.2028		
4.	**Name of promoter**	M/s Sriflex Projects Pvt. Ltd.		
5.	**Name of project**	Sriflex City		
6.	**Area of project**	5.975 Acres		
7.	**Nature of project**	Affordable Group Housing Colony		
8.	**Location of project**	Sector-04, Sohna, Gurugram		
9.	**Suo-motu complaint no.**	RERA-GRG-5637-2024		
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	15.08.2024	31.08.2024	Delay of 16 days
	The promoter shall submit approved fire scheme within 4 months from the date of grant of regsitration	15.08.2024	20.07.2024	Within time
	The promoter shall submit service plans and estimates approval within 4 months from the date of grant of regsitration	15.08.2024	16.09.2024	Delay of 32 days
11.	**Details of refundable security submitted by the promoter**			
	Name of the bank	**No. And date of refundable security**	**Amount**	**Submitted for**

	RBL	424211 dated 12.04.2024	25 lacs	Approved fire scheme
	RBL	424212 dated 12.04.2024	25 lacs	Approved service plans and estimates
	RBL	424213 dated 12.04.2024	25 lacs	Environmental clearance

12.	**File status**	**Date**
	First show cause notice sent on	12.11.2024
	First hearing on	12.12.2024
	Second hearing on	26.12.2024

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 Sriflex Projects 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 submit the approved service plans and estimates and environmental clearance in the Authority within the stipulated time, as show cause notice dated 11.11.2024 for forfeiture of security amount submitted on account of timely submission of the same was issued to the promoter with an opportunity of hearing on 12.12.2024.

The security amount submitted by the promoter in lieu of timely submission of fire scheme approval has already been refunded vide cheque dated 22.11.2024.

The AR of the promoter has submitted a reply dated 12.12.2024 requesting an extension of 15 days to submit the reply and necessary documents as the senior staff and management of the company is currently engaged in organising event at Vrindavan.

Proceedings dated 12.12.2024

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

Sh. Manoj Tewari (AR) appeared on behalf of the promoter and requested to condone the delay and an extension of 15 days' time to submit the detailed reply as the directors of the promoter company are not available till 15.12.2024.

Considering the request of the authorized representative of the promoter, one last opportunity is granted to the promoter to submit a detailed reply with respect to the show cause notice dated 12.11.2024. The matter to come up on 26.12.2024.

(Ar. Neeraj Gautam)
Associate Architectural Executive

HARERA
GURUGRAM

Suo- motu complain no.	RERA-GRG-5637-2024

Day and date of hearing	Thursday and 26.12.2024

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

Sh. Manoj Tewari (AR) and Sh. Inderjeet Singh (CEO) appeared on behalf of the promoter and request to condone the delay. The AR of the promoter has submitted a reply dated 26.12.2024 wherein it is stated that the promoter had applied for respective applications with the concerned departments, however, there was undue delay at the respective departments which ended in the delay of approvals. It is stated that the application for EC was made on 17.01.2024 and the same was on hold since there was no Chairman in the department and no meeting was held. The application was resumed after reinstatement of Chairman. A request letter dated 27.04.2024 for inclusion in the agenda was submitted to SEAC and the project was taken up in the SEAC meeting dated 15.05.2024 and then SEIAA meeting dated 23.07.2024. The final environmental clearance was granted on 31.08.2024.

It is further stated that the application for approval of service plans and estimates was made in the last week of April 2024 and on 21.05.2024 the file was recommended by Executive Engineer HSVP Gurugram. The file was further recommended from Chief Engineer HSVP Chandigarh to DTCP on 05.07.2024 and the final approval was granted on 16.09.2024. There was no deficiency or shortcomings in the file, hence, the delay was purely procedural internal delay in the department.

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 these DDs 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 and approved service plans and estimates is hereby forfeited. The security amount submitted on account of the approved fire scheme already stands refunded as the same was obtained 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