NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF

S. No.	Particular	Details
1.	Registration certificate no.	GGM/862/594/2024/89
2.	Date of Registration	28.08.2024
3.	Date of expiry of validity of registration	25.06.2031
4.	Name of promoter	M/s 1000 Trees Housing Pvt. Ltd.
5.	Name of project	Sanctuary 105
6.	Area of project	4.336 acres
7.	Nature of project	Group housing
8.	Location of project	Sector- 105, Gurugram
9.	Suo-motu complaint no.	RERA-GRG-237-2025
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 approved fire scheme within 3 months from the date of grant of the registration	28.11.2024	30.01.2025	Delay of 36 days
The promoter shall submit the approved service plans and estimates within 3 months from the date of grant of the registration	06.12.2024	21.11.2024	Within time
The promoter shall submit the mining permission before commencement of construction	-	-	Within time

11.	Details of refundable security submitted by the promoter			
	Name of the bank	No. And date of refundable security	Amount	Submitted for

	ICICI Bank	587171 dated 18.07.2024	25 lacs	Approved fire scheme
	ICICI Bank	587179 dated 18.07.2024	25 lacs	Approved service plans & estimates

12.	**File status**	**Date**
	First show cause notice sent on	16.01.2025
	First hearing on	30.01.2025

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 1000 Trees Housing Pvt. Ltd. and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gurugram.

The promoter obtained the approved service plans and estimates within the stipulated time and accordingly, the security amount of Rs. 25 lakhs was returned to the promoter. Since, the approval of fire scheme is obtained with a delay of 36 days, a show cause notice dated 16.01.2025 was issued to the promoter for forfeiture of security amount submitted on account of timely submission of fire scheme approval.

The promoter has submitted an application dated 28.01.2025 requesting for refund of security deposit of Rs. 25 lakhs deposited towards submission of fire scheme approval. The promoter submits in the application that the list of objections was issued by the office of Deputy Director, Fire Station vide memo dated 20.07.2024 that envisaged major revision in the entire fire scheme vis a vis its design calculation and other related parameters but without affecting the already approved building plans.

(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and date of hearing	Thursday and 30.01.2025

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

Sh. Rajeev Gupta (Sr. VP) and Sh. Narendra Kumar (Manager) appeared on behalf of the promoter and requests to condone the delay and request for refund of security deposit of Rs. 25 lakhs deposited towards submission of fire scheme approval. The promoter submits that the list of objections was issued by the office of Deputy Director, Fire Station vide memo dated 20.07.2024 that envisaged major revision in the entire fire scheme vis a vis its design calculation and other related parameters but without affecting the already approved building plans. He further states that the approval got delayed due to festival season and the imposition of code of conduct and elections due to which the concerned officers were deputed on election duty.

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 Act of 2016.

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 security amount shall be forfeited in case the promoter fails to submit the requisite approvals within the stipulated time period.

In view of the above, the security amount submitted in lieu of timely submission of the approved fire scheme is hereby forfeited.

The security amount deposited in lieu of timely submission of proved service plans & estimates already stands refunded to the promoter. 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/862/594/2024/89 dated 28.08.2024**
Name of promoter	**M/s 1000 Trees Housing Pvt. Ltd.**
Name of project	**Sanctuary 105**
Location of project	**Sector-105, Gurugram**
Suo motu complaint no.	**RERA-GRG-237-2025**
Date of order	**30.01.2025**

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 1000 Trees Housing 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/862/594/2024/89
2.	Date of Registration	28.08.2024
3.	Date of expiry of validity of registration	25.06.2031
4.	Name of promoter	M/s 1000 Trees Housing Pvt. Ltd.
5.	Name of project	Sanctuary 105
6.	Area of project	4.336 acres
7.	Nature of project	Group housing
8.	Location of project	Sector- 105, 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 approved fire scheme within 3 months from the date of grant of the registration	28.11.2024	30.01.2025
2.	The promoter shall submit the approved service plans and estimates within 3 months from the date of grant of the registration	06.12.2024	21.11.2024
3.	The promoter shall submit the mining permission before commencement of construction	-	10.10.2024

3. At the time of registration of the project, following refundable security was deposited by the promoter as a token of his assurance to submit the above compliance within the time period mentioned in the conditions:

Name of the bank	No. And date of refundable security	Amount	Submitted for
ICICI Bank	587171 dated 18.07.2024	25 lacs	Approved fire scheme
ICICI Bank	587179 dated 18.07.2024	25 lacs	Approved service plans & estimates

4. Since the promoter failed to submit the approval of fire scheme in the Authority within the stipulated time period mentioned in the conditions, a show cause notice dated 16.01.2025 for forfeiture of security amount submitted in lieu of the same with an opportunity of hearing on 30.01.2025 was issued to the promoter.

5. On 30.01.2025, Sh. Rajeev Gupta (Sr. VP) and Sh. Narendra Kumar (Manager) appeared on behalf of the promoter and requested to condone the delay and

requested for refund of security deposit of Rs. 25 lakhs deposited towards submission of fire scheme approval. The promoter submitted that the list of objections was issued by the office of Deputy Director, Fire Station vide memo dated 20.07.2024 that envisaged major revision in the entire fire scheme vis a vis its design calculation and other related parameters but without affecting the already approved building plans. He further stated that the approval got delayed due to festival season and the imposition of code of conduct and elections due to which the concerned officers were deputed on election duty.

6. 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 security amount shall be forfeited in case the promoter fails to submit the requisite approvals within the stipulated time period.

7. The Authority has also 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 Act of 2016.

8. In view of the above, the security amount submitted in lieu of timely submission of the approved fire scheme is hereby forfeited.

9. The security amount deposited in lieu of timely submission of approved service plans & estimates already stands refunded to the promoter. Since the compliance has now been made, although with a delay, the case is filed.

Ashok Sangwan,
Member, HARERA, Gurugram

Haryana Real Estate Regulatory Authority, Gurugram