HARERA
GURUGRAM

BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Registration No.	**GGM/805/537/2024/32 dated 01.04.2024**
Name of promoter	**M/s Lion Infradevelopers LLP**
Name of project	**GREEN VALLEY 2**
Location of project	**Sector- 06, Sohna, Gurugram**
Suo motu complaint no.	**RERA-GRG-697-2025**
Date of decision	**06.03.2025**

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 Lion Infradevelopers LLP 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/805/537/2024/32
2.	Date of Registration	01.04.2024
3.	Date of expiry of validity of registration	30.06.2028
4.	Name of promoter	M/s Lion Infradevelopers LLP
5.	Name of project	GREEN VALLEY 2
6.	Area of project	12.50 acres
7.	Nature of project	Affordable Residential Plotted Colony under DDJAY

8.	Location of project	Sector- 06, 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 requisite access permission and including land diversion within road berm from the competent authority within four months from the date of grant of registration.	01.08.2024	24.07.2024 (road access permission)
		01.08.2024	18.10.2024 (land diversion)

3. The promoter had deposited the following security amount as a token of his assurance to comply with the above conditions within the stipulated time period:

Name of the bank	No. And date of refundable security	Amount	Submitted for
Kotak Mahindra Bank	346227 dated 02.04.2024	25 lacs	Road access permission and land diversion within road berm

4. 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 06.02.2025 for forfeiture of security amount submitted in lieu of timely compliance of conditions with an opportunity of hearing on 06.03.2025.

5. On 06.03.2025, Sh. Sunil Kumar Singh (AR) and Sh. Dharmender Singh (AR) appeared on behalf of the promoter and stated that the delay is on account of the departmental procedures and not on the part of the promoter. Further, the road access permission has been obtained within the stipulated time period. The AR requested to condone the delay and refund the security amount.

6. It is not disputed that the promoter was granted conditional registration at its own accord and depositing of security amount of Rs. 25 lakhs each as a security deposit to submit the road access permission and including land diversion within the road berm from the competent authority within four months of the date of grant of registration certificate. 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.

7. Keeping in view the above, the security amount of Rs. 25 lakhs submitted by the promoter is hereby forfeited.

8. Since the compliance has now been made, the case is filed.

Ashok Sangwan,
Member, HARERA, Gurugram

Haryana Real Estate Regulatory Authority, Gurugram