HARERA
GURUGRAM

BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Registration No.	GGM/857/589/2024/84 dated 06.08.2024
Name of promoter	M/s Adore Buildcon LLP
Name of project	Prosperity Homes
Location of project	Sector- 2 & 35, Sohna, Gurugram
Suo motu complaint no.	RERA-GRG-6260-2024
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 Adore Buildcon 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/857/589/2024/84
2.	Date of Registration	06.08.2024
3.	Date of expiry of validity of registration	14.06.2029
4.	Name of promoter	M/s Adore Buildcon LLP
5.	Name of project	Prosperity Homes
6.	Area of project	6.76875 acres
7.	Nature of project	Affordable Group Housing
8.	Location of project	Sector- 2 & 35, 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 environmental clearance within 4 months from the date of grant of registration	06.12.2024	18.10.2024
2.	The promoter shall submit the approved service plans and estimates within 4 months from the date of grant of the registration certificate	06.12.2024	28.02.2025
3.	The promoter shall submit the approved fire scheme within 4 months from the date of grant of the registration certificate	06.12.2024	20.11.2024

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
IDBI Bank	026774 dated 29.07.2024	25 lacs	Environmental clearance
IDBI Bank	026775 dated 29.07.2024	25 lacs	Approved service plans & estimates
IDBI Bank	026776 dated 29.07.2024	25 lacs	Approved fire scheme

4. Since the promoter failed to submit the approved service plans and estimates in the Authority within the stipulated time period, therefore a show cause notice dated

17.12.2024 for forfeiture of the security amount submitted in lieu of the same was issued to the promoter with an opportunity of hearing on 02.01.2025.

5. On 02.01.2025, the matter was adjourned to 09.01.2025. On 09.01.2025, the matter was further adjourned to 30.01.2025.
6. On 30.01.2025, none appeared on behalf of the promoter. One last opportunity was granted to the promoter to submit the pending compliance within a period of one month failing which proceedings u/s 7 were liable to be initiated. The matter was fixed for next date of hearing on 06.03.2025.
7. On 06.03.2025, Sh. Swatantra Kesarwani (AR) appeared on behalf of the promoter and stated that the delay was on account of departmental procedures and the same may be condoned.
8. 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 environmental clearance, approved service plans and estimates and approved fire scheme within four months of the grant of registration certificate. 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.
9. Since the promoter has obtained the approval of service plans and estimates with a delay 78 days, the security amount deposited vide DD no. 026775 dated 29.07.2024 in lieu of the same is hereby forfeited.
10. The security amounts deposited on account of fire scheme and environmental clearance have already been refunded to the promoter on 11.11.2024 and 18.12.2024, respectively. Since the compliance has now been made, the case is filed.

Ashok Sangwan,
Member, HARERA, Gurugram

Haryana Real Estate Regulatory Authority, Gurugram