HARERA
GURUGRAM

BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Registration No.	**GGM/856/588/2024/83 dated 05.08.2024**
Name of promoter	**M/s Corona Realtors Pvt. Ltd.**
Name of project	**The Florett Enqlave**
Location of project	**Sector- 59, Gurugram**
Suo motu complaint no.	**RERA-GRG-1589-2025**
Date of decision	**27.03.2025**

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 Corona Realtors 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/856/588/2024/83
2.	Date of Registration	05.08.2024
3.	Date of expiry of validity of registration	31.07.2028
4.	Name of promoter	M/s Corona Realtors Pvt. Ltd.
5.	Name of project	The Florett Enqlave
6.	Area of project	2.2147 acres
7.	Nature of project	Residential Floors

8.	Location of project	Sector- 59, 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 environmental clearance within three months from the date of grant of registration certificate	05.11.2024	17.02.2025

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	505692 dated 03.08.2024	25 lacs	Environmental clearance

4. Since the promoter failed to submit the environmental clearance in the Authority within the stipulated time period, therefore a show cause notice dated 08.03.2025 for forfeiture of the security amount submitted in lieu of the same was issued to the promoter with an opportunity of hearing on 27.03.2025.
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 27.03.2025, Sh. Narender Singh (AVP), Sh. Manoj Tiwari (DGM) and Sh. Vipin Yadav (AR) appeared on behalf of the promoter and state that the copy of the EC has been received and submitted to the Authority vide Dak ID 88600 dated 21.03.2025 and request to condone the delay as the same occurred due to vacancy at the level of the SEAC.

7. 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.
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 as a security deposit to submit the environmental clearance within three months from the date of grant of registration. It was clearly mentioned in the registration certificate that this security amount shall be forfeited in case the promoter fails to submit the environmental clearance within the stipulated time period.
9. Since the promoter has obtained the environmental clearance with a delay 104 days, the security amount deposited vide DD no. 505692 dated 03.08.2024 in lieu of the same is hereby forfeited.
10. Since the compliance has now been made, the case is filed.

Ashok Sangwan,
Member, HARERA, Gurugram

Haryana Real Estate Regulatory Authority, Gurugram

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