



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

Complaint No.	RERA-GRG-5281-2019	Dated:	22.01.2020
---------------	--------------------	--------	------------

From	To
The Haryana Real Estate Regulatory Authority, New PWD Rest House, Civil Lines, Gurugram	Raheja Developers Ltd. W4D, 204/5, Keshav Kunj, Western Avenue, Cariappa Marg, Sainik Farms, New Delhi-110062

Subject: Filing of REP-I (Part A to H) on the web portal of the authority and submission of hard copy of REP-I (Part A to H) and requisite supporting documents in respect of offline registered projects either with the Interim Real Estate Regulatory Authority, Panchkula or the Haryana Real Estate Regulatory Authority, Gurugram where REP-I (Part A to H) has not been filed - Submission of Quarterly Progress Reports-Show cause notice

Kindly refer to the subject cited above.

1. Reference to the registration of real estate project as per detail given below: -

1.	Complaint No	RERA-GRG-5281-2019
2.	Name of the project	Raheja Shilas Low-rise in Raheja Atharwa
3.	Location of the project	Sector- 109
4.	Nature of the project	Low rise
5.	Registration No.	90 of 2017
6.	Area registered (acres)	14844.46 Sqmtrs
7.	Name of the promoter	Raheja Developers Limited
8.	Address of the promoter	W4D, 204/5, Keshav Kunj, Western Avenue, Cariappa Marg, Sainik Farms, New Delhi-110062
9.	e-mail address for communication	compliances@raheja.com

2. This is in reference to the show cause notice no. RERA-GRG-5281-2019 dated 13.11.2019 for filling of REP-I (Part A-H) both online and hard copy with requisite documents and QPR on the web portal of the authority in respect of offline registered projects either with the Interim Real Estate Regulatory Authority, Panchkula or the Haryana Real Estate Regulatory Authority, Gurugram where REP-I (Part A to H) has not been filed.

3. As per provisions of sub-section (3) of section 4 of the Real Estate (Regulation and Development) Act, 2016 the Haryana Real Estate Regulatory Authority, Gurugram has operationalized its web based online portal (<https://www.haryanarera.gov.in>) for submitting applications for registration of projects with effect from 04.10.2018 and also for quarterly update information relating to the project and for showing the information relating to the projects, on its web portal.
4. Since the above-mentioned project was registered by the Interim Haryana Real Estate Regulatory Authority, Panchkula/Haryana Real Estate Regulatory Authority, Gurugram manually, as at that time online web portal was not operational, therefore, you are required to provide online information in REP-I (Part A to Part H) along with hard copy of REP-I (Part A-H) and requisite documents about the already registered project. Accordingly, you were directed to complete the online information in proforma A to H within the specified period.
5. So, you were directed through show cause notice no. RERA-GRG-5281-2019 dated 13.11.2019 to submit the online REP-I (Part A-H) and hard copy of the same in the authority till 30.11.2019. Subsequently, the date was extended by the Authority from 30.11.2019 up to 31.12.2019
6. Accordingly, the public notice was issued on the website of the HARERA, Gurugram on 03.12.2019 for informing the promoters about the extension of time. A personal hearing was also given to you on 13.01.2020 to appear before the Authority if you have anything to say in the matter.
7. As per record of the authority, it has been observed that in spite of mandatory provisions under section 11(1) of the Act, rule 14(1)(d) of the Rules and Regulations dated 21.5.2019 made thereunder and inspite of issuance of show cause, you have failed to submit the updates on the webpage for the project.
8. Since, you had failed to comply with the directions of the authority, you are liable to penal action under section 63 of the Real Estate (Regulation and Development) Act, 2016 which is reproduced as under for ready reference:

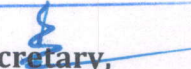

"63. Penalty for failure to comply with orders of Authority by promoter:

If any promoter, who fails to comply with, or contravenes any of the orders or directions of the Authority, he shall be liable to a penalty for every day during which such default continues, which may cumulatively

extend upto five per cent, of the estimated cost of the real estate project as determined by the Authority."

9. Hence, the authority has decided to impose a penalty of Rs 25,000/- per day with effect from 31.12.2019 i.e. the deadline for completing the online filling of REP-I (Part A-H) on failure to comply with the directions of the Authority. The penalty shall continue during which default continues which may cumulatively extend upto five percent of the estimated cost of the real estate project as determined by the Authority.
10. Also, you are again directed to submit REP-I (Part A-H) online as well as hard copy along the requisite documents in the Authority immediately without any failure. Your REP-I (Part A-H) will be scrutinized by the Authority, and the deficiencies will be conveyed to you. Also, you will be given an opportunity to correct the online REP-I (Part A-H) on specified date after deficiencies are conveyed to you. Once all the deficiencies have been removed by you, the authority will approve the online REP-I (Part A-H) form and give access to you to fill the necessary QPR.
11. Therefore, the Authority has decided to issue a show cause notice where you are required to show cause as to why your registration certificate no. 90 of 2017 dated 28.08.2017 should not be revoked under section-7 of the Real Estate (Regulation and Development) Act 2016 and Rule-7 of the Haryana Real Estate (Regulation and Development) Rules, 2017. Also, you are directed to submit REP-I (Part A-H) online as well as hard copy along the requisite documents in the Authority within one month from the date of receipt of this notice. If you have anything to say in this regard, you are also given a final opportunity of personal hearing on 24.02.2020 at 2.00 pm in the office of HARERA, Gurugram at the Conference Room, New PWD Rest House, Civil Lines, Gurugram, Haryana. In case you fail to appear before the Authority on the above given date and time, it will be presumed that you have nothing to say in this matter and your registration certificate will be revoked as per provisions of the Act and rules referred as above.

Issued under the directions and seal of the Authority.


Secretary,
Haryana Real Estate Regulatory
Authority, Gurugram

HARERA Gurugram

