NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF					
S. No.	Particular	Details			
1.	Registration certificate no.	713/445/2023/57			
2.	Date of Registration	08.05.2023			
3.	Date of expiry of validity of registration	02.02.2028			
4.	Name of promoter	GLS Infratech Pvt. Ltd.			
5.	Name of project	GLS Lansdowne			
6.	Area of project	7 acres			
7.	Nature of project	Affordable Residential Plotted Colony under DDJAY			
8.	Location of project	Sector 67A, Gurugram			
9.	Suo-motu complaint no.	RERA-GRG-3869-2023			
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 the approved service plans & estimates within three months	08.08.2023	-	Not submitted	
11.	Details of refundable security submitted by the promoter				
	Name of the bank	No. And date refundable security	Amount	Submitted for	
	SBI	DD no. 421505 dated 09.05.2023	25 lacs	Service plans and estimates	
12.	File status	Date			
	Show cause notice sent on	21.08.2023			
	First hearing on	22.09.2023			
	Second hearing on	27.10.2023 (adjourned)			
	Third hearing on	10.11.2023 (adjourned)			
	Fourth hearing on	07.12.2023 (adjourned)			

	Fifth hearing on	15.12.2023
	Sixth hearing on	19.01.2023 (adjourned)
	Seventh hearing on	02.02.2024
	Eighth hearing on	01.03.2024 (adjourned)
	Ninth hearing on	22.03.2024
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 **GLS Infratech Pvt. Ltd.** and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gurugram. 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 21.08.2023 as to why the registration certificate shall not be revoked and penal proceedings shall not be initiated against the promoter and an opportunity of hearing was offered on 22.09.2023.

An application dated 07.08.2023 is received in the Authority prior to the issuance of show cause notice wherein it is stated that the service plans and estimates have approved from HSVP Panchkula and the final approval is pending at DTCP Haryana. The promoter requests 50 days' time for submitting the final approval of service plans and estimates in the Authority.

Proceedings dated 22.09.2023

Sh. Ashish Drall (AR) and Sh. Pankaj Sharma (AR) are present on behalf of the promoter.
The AR of the promoter seeks 50 days' time to submit the compliance of the conditions imposed.
One opportunity of thirty days is granted for submitting the above compliance subject to the final decision of the Authority regarding delay in submission of compliance in terms of the registration certificate. Matter to come up on 27.10.2023 for further proceedings.
On 27.10.2023, the matter was adjourned to 10.11.2023. On 10.11.2023, the matter was adjourned to 07.12.2023. On 07.12.2023, the matter was further adjourned to 15.12.2023.

Proceedings dated 15.12.2023

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

Sh. Ashish Drall (AR) and Sh. Pankaj Sharma (AR) are present on behalf of the promoter.

The AR of the promoter states that they have received the demand letter for bank guarantees to be submitted in the Department of Town and Country Planning, Haryana for the approval of service plans and estimates. The AR of the promoter seeks one month's time to submit the approval in the Authority.

The AR of the promoter is directed to submit the copy of bank guarantee as and when it is submitted with the DTCP.

Matter to come up on 19.01.2024. On 19.01.2024, the matter was adjourned to 02.02.2024.

Further, 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.

Proceedings dated 02.02.2024

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

Sh. Ashish Drall (AR) and Sh. Pankaj Sharma (AR) are present on behalf of the promoter and states that the letter dated 31.01.2024 has been received from DTCP for deposit of BG amounting to Rs. 93.745 lacs and the same will be deposited shortly and seeks one month's time to submit approval letter.

In view of the fact that the promoter has failed to submit the approval of service plans and estimates within the specified timeline of three months as per conditions of the registration certificate dated 08.05.2023, the security deposited by the promoter in lieu of the timely submission of the above approval is hereby forfeited. The promoter is further directed to submit the approval from the competent authority within a period of one month failing which legal consequences including but not restricted to freezing of bank accounts and restriction for creating any further third-party rights shall follow. Matter to come up on 01.03.2024.

On 01.03.2024, the matter was adjourned to 22.03.2024.

Further, the promoter has applied for the surrender of registration project of the project in the Authority vide application dated 08.02.2024.

Proceedings dated 22.03.2024

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

HARERA
GURUGRAM

Suo- motu complain no.	RERA-GRG-3869-2023

Sh. Ashish Drall (Sr. General Manager) and Sh. Pankaj Sharma (AR) are present on behalf of the promoter. The AR of the promoter states that an application for surrender has been submitted before the Authority and is pending. In view of the above, the bank account of the project be frozen and no further third-party rights shall be created by the promoter. The matter be listed before the Authority in its meeting on 08.04.2024.

Accordingly, the letter to freeze the bank accounts of the project has been dispatched to the concerned bank branch.

Proceedings dated 08.04.2024

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

Sh. Sachin Kumar (Advocate) is present on behalf of the promoter and seeks short adjournment.

The matter to come up on 29.04.2024.

(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and date of hearing	Monday and 29.04.2024
Proceedings recorded by	Ram Niwas

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

Sh. Ashish Drall (Sr. General Manager) and Sh. Pankaj Sharma (AR) are present on behalf of the promoter and seeks short adjournment.

A public notice inviting objections be issued in two newspapers (one Hindi and one English) with respect to the claim of the promoter regarding non creation of 3rd party rights in the project.

The matter to come up on 03.06.2024.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA