NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF					
S. No.	Particular	Details			
1.	Registration certificate no.	GGM/633/365/2022/108			
2.	Date of Registration	28.11.2022			
3.	Date of expiry of validity of registration	26.07.2027			
4.	Name of promoter	M/s N S Buildtech Pvt. Ltd.			
5.	Name of project	Anand Niketan			
6.	Area of project	9.9583 acres			
7.	Nature of project	DDJAY Plotted Colony			
8.	Location of project	Sector- 02, Sohna, Gurugram			
9.	Suo-motu complaint no.	RERA-GRG-4045-2025			
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 service plans and estimates in the Authority within 3 months from the date of grant of registration	28.02.2023	13.03.2023	Delay of 13 days	
11.	Details of refundable security submitted by the promoter				
	Name of the bank	No. & date of refundable security	Amount	Submitted for	
	ICICI Bank	508010 dated 28.11.2022	25 lacs	Approved service plans and estimates	
12.	File status	Date			
	Show cause notice sent on	30.07.2025			
	First hearing on	07.08.2025			
13.	Case history 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 N S Buildtech Pvt. Ltd.** and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gurugram.				

2. Since the promoter obtained the approval of service plans and estimates with a delay of 13 days, the Authority issued a show- cause notice dated 30.07.2025 for forfeiture of security amount submitted in lieu of the same.
3. The promoter submitted a reply dated 05.08.2025 with respect to the show cause dated 30.07.2025 stating that they had already submitted a request dated 27.02.2025 to the Authority to grant a marginal extension of 15 days. i.e. till 15.03.2023. The approval of the service plans and estimates was obtained on 13.03.2023 and was submitted to the Authority on 15.03.2023.
4. 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.
5. Further, a reply dated 07.08.2025 with respect to the show cause notice dated 30.07.2025 wherein the copy of bank guarantee dated 21.02.2023 amounting Rs. 1,29,22,000/- deposited to DTCP in respect of Internal Development Works.

(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and date of hearing	Thursday and 07.08.2025

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

Sh. Ajit Arora (Director) and Sh. Ajit Kumar Jha (AR) appeared on behalf of the promoter and request to condone the delay since the delay is cause by the concerned department which was beyond the control of the promoter.

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.

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 approved service plans and estimates within 3 months of the grant of registration certificate. It was clearly mentioned in the registration certificate no. GGM/633/365/2022/108 dated 28.11.2022 at para-G(ii) that this security amount shall be forfeited in case the promoter fails to submit the approved service plans and estimates in the Authority within the stipulated time.

Since the approval of service plans & estimates is obtained with a delay of 13 days, the security amount deposited on account of the same is hereby forfeited. Since the compliance is now made, the case is filed.

Detailed order shall follow.

(Ashok Sangwan)
Member, HARERA, Gurugram

HARERA
GURUGRAM

BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Registration No.	**GGM/633/365/2022/108 dated 28.11.2022**
Name of promoter	**M/s N S Buildtech Pvt. Ltd.**
Name of project	**Anand Niketan**
Location of project	**Sector- 02, Sohna, Gurugram**
Suo motu complaint no.	**RERA-GRG-4045-2025**
Date of decision	**07.08.2025**

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 N S Buildtech 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/633/365/2022/108
2.	Date of Registration	28.11.2022
3.	Date of expiry of validity of registration	26.07.2027
4.	Name of promoter	M/s N S Buildtech Pvt. Ltd.
5.	Name of project	Anand Niketan
6.	Area of project	9.9583 acres
7.	Nature of project	DDJAY Plotted Colony

8.	Location of project	Sector- 02, Sohna, Gurugram

2. Whereas on the request of the promoter, the Authority had decided to issue the registration certificate subject to the following conditions:

Conditions	**Compliance due date**	**Date of approval obtained on**	**Whether compliance done within time frame**
The promoter shall submit the service plans and estimates in the Authority within 3 months from the date of grant of registration	28.02.2023	13.03.2023	Delay of 13 days

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**
ICICI Bank	508010 dated 28.11.2022	25 lacs	Approved service plans and estimates

4. Since the promoter obtained the approval of service plans and estimates with a delay of 13 days, the Authority issued a show- cause notice dated 30.07.2025 for forfeiture of security amount submitted in lieu of the same with an opportunity of hearing on 07.08.2025.

5. The promoter submitted a reply dated 05.08.2025 with respect to the show cause dated 30.07.2025 stating that they had already submitted a request dated 27.02.2025 to the Authority to grant a marginal extension of 15 days. i.e. till

15.03.2023. The approval of the service plans and estimates was obtained on 13.03.2023 and was submitted to the Authority on 15.03.2023.

6. Further, a reply dated 07.08.2025 with respect to the show cause notice dated 30.07.2025 wherein the copy of bank guarantee dated 21.02.2023 amounting to Rs. 1,29,22,000/- deposited to DTCP in respect of Internal Development Works is submitted.

7. In hearing dated 07.08.2025, Sh. Ajit Arora (Director) and Sh. Ajit Kumar Jha (AR) appeared on behalf of the promoter and requested to condone the delay since the delay was cause by the concerned department which was beyond the control of the promoter.

   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.

   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 approved service plans and estimates within 3 months of the grant of registration certificate. It was clearly mentioned in the registration certificate no. GGM/633/365/2022/108 dated 28.11.2022 at para G(ii) that this security amount shall be forfeited in case the promoter fails to submit the approved service plans and estimates in the Authority within the stipulated time.

8. Since the approval of service plans & estimates is obtained with a delay of 13 days, the security amount deposited on account of the same is hereby forfeited.

9. Since the compliance is now made, the case is filed.

Ashok Sangwan,
Member, HARERA, Gurugram