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.

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.

Proceedings date 29.04.2024

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.

Accordingly, public notice was published in "The Tribue" and "Dainik Jagran", copies of which are placed in file. No objection was received in the Authority.

Proceedings date 03.06.2024

Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case. Sh. Pankaj Sharma (AR) and Sh. Sanjeev Kumar (Legal executive) are present on behalf of the promoter and seek a short adjournment. The concerned PE to visit the site of the project and confirm the status. The matter to come up on 08.07.2024.

Accordingly, the site of the project was visited, and it is observed that the site of the project is demarcated but no development works have started on the site. The access to the site is through 2 karam kachcha rasta and no other approach road is developed for the access of site.

Proceedings dated 08.07.2024

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

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

	Sh. Ashish Drall (AR) is present on behalf of the promoter and seeks an adjournment of three months. The matter to come up on 28.10.2024 **(Ar. Neeraj Gautam)** **Associate Architectural Executive**
Day and date of hearing	Monday and 28.10.2024
Proceedings recorded by	Ram Niwas

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

Sh. Pankaj Sharma (Manager) is present on behalf of the promoter and requests the Authority to allow the promoter's request to surrender the registration certificate of the project and refund the security amount. The AR of the promoter further states that they are in the process of migrating the license.

With respect to the surrender of registration certificate, the promoter has stated in the application for surrender of registration certificate that the promoter has not created any third- party rights over the said project and associated RERA registration. The public notice with regard to the same was published in "The Tribune" (English) and "Dainik Jagran" (Hindi) dated 29.05.2024 and no objection with regard to the same has been received in this Authority. The bank accounts of the project have been frozen by the Authority and the promoter is restrained from creating any further third- party rights in the project vide order dated 08.04.2024. A letter dated 10.04.2024 has been sent to the concerned bank for the freezing of bank accounts.

The security amount submitted by the promoter in lieu of timely submission of approved service plans and estimates in the Authority already stands forfeited and the detailed order dated 09.02.2024 in this regard has been passed & also uploaded on the website. Further, the application for surrender of project registration cannot be considered at this stage when license of the project granted by DTCP Haryana is still valid for the same purpose and not withdrawn.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA