NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF				
S. No.	**Particular**	**Details**		
1.	**Registration certificate no.**	709/441/2023/53		
2.	**Date of Registration**	10.04.2023		
3.	**Date of expiry of validity of registration**	20.08.2025		
4.	**Name of promoter**	M/s Adani Brahma Synergy Pvt. Ltd.		
5.	**Name of project**	Downtown Avenue		
6.	**Area of project**	3.4 acres		
7.	**Nature of project**	Commercial SCO		
8.	**Location of project**	Sector- 62, Gurugram		
9.	**Suo-motu complaint no.**	RERA-GRG-3866-2023		
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 open a separate bank account as per regulations of the Authority and shall submit compliance thereof within a period of 30 days.	10.05.2023	01.11.2023	Delay of 175 days
11.	**Details of refundable security submitted by the promoter**			
	Name of the bank	**No. And date refundable security**	**Amount**	**Submitted for**
	-	-	-	-
	***No security amount was required to be submitted by the promoter.**			
12.	**File status**	**Date**		
	Show cause notice sent on	21.08.2023		

	First reply received on	03.11.2023
	First Hearing on	22.09.2023
	Second Hearing on	24.11.2023
	Third Hearing on	29.02.2024 (Adjourned)

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 **M/s Adani Brahma Synergy 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.

Proceedings dated 22.09.2023

Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case.
Sh. Atul Jain (AR), Sh. Praveen Kumar (AR) and Sh. Vijay Singh (AR) are present on behalf of the promoter and seek two months' time to comply with the condition which could not have been complied due to constraints imposed by the RBI Policy guidelines.
One opportunity 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 24.11.2023 for further proceedings.

The promoter has submitted a reply dated 03.11.2023 in the Authority wherein the details of the separate account opened on 01.11.2023 for the project as per the condition of the registration certificate has been provided along with the copy of confirmation of opening of account by the concerned bank.

Proceedings dated 24.11.2023

Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case.
The Authority is in the process of framing guidelines/Regulation to deal with cases of delayed compliance. The above matter shall be dealt according to the decision of the Authority in this regard. Till then, the proceedings may be kept pending.
The matter to come up on 29.02.2024.

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	On29.02.2024, the matter was adjourned to 22.03.2024. 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. **(Ar. Neeraj Gautam)** **Associate Architectural Executive**
Day and date of hearing	Friday and 22.03.2024

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

None is present on behalf of the promoter.

No security amount was required to be deposited by the promoter as per the condition of the registration. The compliance has been made by the promoter, though delayed. In view of the above, the case may be filed. File be put up separately.

(Ashok Sangwan)
Member, HARERA, Gurugram