HARERA
GURUGRAM

BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Registration No.	**GGM/464/196/2021/32 dated 27.07.2021**
Name of promoter	**M/s Perfect Buildwell Pvt. Ltd.**
Name of project	**Zara Aavaas- 3**
Location of project	**Sector- 103, Gurugram**
Suo motu complaint no.	**RERA-GRG-4453-2022**
Date of decision	**05.01.2026**

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 Perfect Buildwell 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/464/196/2021/32
2.	Date of Registration	27.07.2021
3.	Date of expiry of validity of registration	01.07.2024 (Permitted to continue up to 31.12.2026)
4.	Name of promoter	M/s Perfect Buildwell Pvt. Ltd.
5.	Name of project	Zara Aavaas- 3
6.	Area of project	2.28125 acres
7.	Nature of project	Affordable Group Housing
8.	Location of project	Sector- 104, 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 environmental	25.09.2021	12.11.2021	Delay of 48 days

clearance within two months from the date of issuance of registration certificate.			
The promoter shall submit the approved service estimate and plans within two months from the date of issuance of registration certificate.	25.09.2021	20.04.2022	Delay of 207 days

3. It is noted that no security amount was required to be deposited by the promoter at the time of registration of the project.
4. Upon non submission of the above approvals within the stipulated timeline mentioned in the registration certificate, the Authority issued a show cause notice dated 15.06.2022 for revocation of registration certificate with an opportunity of hearing on 01.07.2022 (Case no. RERA-GRG-4453-2022).
5. The promoter was further called upon to show cause as to why a penalty of Rs. 10,000/- under Section 63 of the Act of 2016 for every day during which the default continues, which may cumulatively extend up to five percent of the estimates cost of real estate project shall not be imposed on the promoter.
6. The promoter submitted the approval of service plans and estimates dated 20.04.2022 and environmental clearance dated 12.11.2021 vide Dak ID dated 24.06.2022.
7. Since the promoter has now complied with the condition mentioned in the registration certificate although with a delay, and at this stage, the revocation of registration does not seem justified, therefore, the case is filed.

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Secretary,
For and on behalf of: Haryana Real Estate Regulatory Authority, Gurugram

Haryana Real Estate Regulatory Authority, Gurugram