NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF				
S. No.	**Particular**	**Details**		
1.	**Registration certificate no.**	GGM/160(A)of 2017/7(3)/89/2025/31		
2.	**Date of Registration**	17.10.2025		
3.	**Date of expiry of validity of registration**	30.10.2030		
4.	**Name of promoter**	M/s Juventus Estate Ltd.		
5.	**Name of project**	Indiabulls Heights		
6.	**Area of project**	5.589 acres		
7.	**Nature of project**	Group Housing		
8.	**Location of project**	Sector- 104, Gurugram		
9.	**Suo-motu complaint no.**	RERA-GRG-3416-2026		
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 of the project within 4 months from the date of grant of continuation certificate.	17.02.2026	17.02.2026	Within time
	The promoter shall submit the environmental clearance of the project within 6 months from the date of grant of continuation certificate.	17.04.2026	-	Not submitted
11.	**Details of refundable security submitted by the promoter**			

	Name of the bank	No. And date of refundable security	Amount	Submitted for
	HDFC Bank	120263 dated 07.10.2025 **(Refunded)**	25 lakhs	Service plans & estimates
	HDFC Bank	120264 dated 07.10.2025	25 lakhs	Environmental clearance

12.	**File status**	**Date**
	1st show cause notice sent on	27.07.2026
	1st hearing on	11.08.2026

13. Case history

i. 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 the promoter and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gurugram vide RC no. 160(A) of 2017 which was permitted to continue vide continuation certificate no. 31 of 2025 dated 17.10.2025.

ii. At the time of continuation of registration certificate of the project, the promoter submitted two DDs of 25 lakhs each as security amounts for submission of Environmental clearance and Approved Service Plans & Estimates within the prescribed time period as specified in the conditions of the registration certificate, details of which are provided above at S. No. 11.

iii. It was clearly mentioned in the continuation certificate no. GGM/160(A)of 2017/7(3)/89/2025/31 dated 17.10.2025 that

"This DD shall be forfeited in favour of authority in case the conditions are not fulfilled by the promoter within the stipulated time period".

iv. The promoter obtained the approval of service plans & estimates within the prescribed time mentioned in the conditions of the continuation certificate and accordingly the requisite security amount was refunded to the promoter.

	v. As per the records of the Authority, the promoter has still not submitted the environmental clearance of the project. Therefore, a show cause notice dated 27.07.2026 was issued to the promoter for forfeiture of security amount submitted in lieu of the same with an opportunity of hearing on 11.08.2026. **(Neeraj Gautam)** **Associate Architectural Executive**
Day and date of hearing	Tuesday and 11.08.2026

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

None appeared on behalf of the promoter. Accordingly, in the interest of justice, the promoter is hereby afforded one further opportunity of hearing on 15.09.2026.

(Anu)
Secretary, HARERA