

PROCEEDINGS OF THE DAY

Day and Date	Tuesday and 06.11.2018
Complaint No.	225/2018 case titled as Greenopolis Welfare Association Versus M/s Orris Infrastructure Pvt. Ltd. & another
Complainant	Greenopolis Welfare Association
Represented through	Shri Budhi Raja and Ms. Susham complainants-RWA in person with Shri Venkat Rao, Advocate for the complainants.
Respondent	M/S Orris Infrastructure Pvt. Ltd. & another
Respondent Represented through	Shri Dhananjai Jain and Ashish Kalra, Advocates for respondent-Three-C Shelter. None for the Orris Infrastructure Pvt.-respondent.
Last date of hearing	6.9.2018
Proceeding Recorded by	Naresh Kumari & S.L.Chanana

Proceedings

Dr. M.S.Turan – Commissioner Investigation and Monitoring Officer present in person.

Vide previous order dated 06.09.2018, due diligence exercise w.r.t. physical as well as financial analysis was handed over to two companies, namely, (a) M/s Quantum Project Infra Pvt. Ltd. for quantity survey (b) M/s Currie and Brown for financial survey. In compliance with these orders, an interim draft analysis report from both the companies have been received by

Dr. M.S.Turan, Commissioner Investigation and Monitoring Officer, appointed by the RERA authority, Gurugram. A copy of the same has been sent to all the stakeholders and the directors of the Three-C Shelter Pvt. Ltd. and M/s Orris Infrastructure Pvt. Ltd. for seeking their comments and devising ways and means to complete the project. However, comments have been received only from (i) RWA and (ii) Orris Infrastructure Pvt. Ltd. No comments have been received from Three-C Shelter Pvt. Ltd.

In order to pursue the matter in a genuine manner, a meeting was convened by the authority on 05.11.2018 with M/s Quantum Project Infra Pvt. Ltd. and M/s Currie and Brown. A threadbare analysis of the interim report was made and lot of lacunae were pointed out during the discussion. Both the companies have been directed to complete the missing links in their surveys within one week i.e. 13.11.2018. It was categorically pointed out that the procurement of funds from the home buyers as well as from other sources i.e. banks etc. may be devised so that work at the site may be started in full gusto and earnestness.

As a matter of fact, the project needs to be registered by way of renewal of the licence from the DTCP by both the builder as well as the developer/licensee who came in the category of promoters within a week time failing which they will have to face dire consequences as per provisions of law of RERA Act. It is a second warning to them. As due diligence exercise has to be carried by both the surveyors it was incumbent on both the license holder/promoters as well as developer to provide their list of properties within a week to the authority which too has also not been brought on record as on date. In case of attachment of their properties for the completion of

project, the same may be utilized, as such both of them are again directed to provide list of their properties within a one week time failing which they will have to face the consequences. In the meantime, 10 acres of land already attached by the authority will remain attached till the completion of the project. Directors of both the companies i.e. Vijay Gupta of Orris, Vidhur and Nirmal Singh of 3-C Shelter Pvt Ltd. are directed to remain present before the authority **12.12.2018** to assuage the pent up feelings of the complainants by way of starting the project as well as alongwith financial plan to complete the project as prime duty is to complete the project and the onus lies on their shoulders. Directors of both the companies are directed to bring details of their properties alongwith encumbrances, if any.

It has come to the notice of the authority that some of the representatives of RWA are indulging in unnecessary and uncalled for acts against different stakeholders which may have retarding effect on completion of the project. They are directed to desist from such malpractices and to refrain from such acts.

Directions as delineated above may be complied with by the next date of hearing. Case is adjourned to **12.12.2018** for further proceedings.

It is further ordered that all the three named directors of the companies are debarred from leaving India without obtaining permission from the authority.

Samir Kumar
(Member)

Subhash Chander Kush
(Member)