

PROCEEDINGS OF THE DAY

Day and Date	Tuesday and 10.11.2020
Complaint No.	RERA-GRG-2553-2020
Name of developer	M/s Royal Infra Buildtech Pvt Ltd
Name of project	Royal Homes
Location of project	Sector - 39
Nature of project	Group Housing
Represented through	None

Proceedings

The promoter has given advertisement and brochure online for sale of units in the project "Royal Homes". This project is not registered with the Authority and as per Section 3 of the Real Estate (Regulation and Development) Act, 2016 prior registration of real estate project with Real Estate Regulatory Authority is mandatory and no promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act:

The promoter was issued a notice to get the project registered and also to reply to the show cause notice as to why penal proceedings may not be initiated for not getting the project registered but the promoter did not respond despite the instructions of the Authority for registration of the project. The promoter failed to comply with the orders and continued to violate the Section 3 of the Real Estate (Regulation and Development) Act, 2016, the Authority hereby decides to impose a penalty of Rs. 50 lakhs on the promoter for not getting the project registered and for issuing the advertisement without prior registration of the project.



**HARERA
GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM**


हरियाणा भू-संपदा विनियामक प्राधिकरण गुरुग्राम-

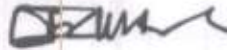
New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

The Municipal Corporation be directed to seal the project premises till the project gets registered with the Authority.
Detailed order will follow.


Samir Kumar
(Member)


Subhash Chander Kush
(Member)


Dr. K.K. Khandelwal
(Chairman)
10.11.2020

**BEFORE THE HARYANA REAL ESTATE REGULATORY
AUTHORITY, GURUGRAM**

Complaint no. : 2553 of 2020
Date of first hearing : 25.09.2020
Date of decision : 10.11.2020

HARERA, Gurugram
R/o New PWD Rest House, Civil Lines,
Gurugram.

Complainant

Versus

M/s Royal Infra Buildtech Pvt Ltd
220, 2nd floor, ILD Trade Center,
Sector-47, Sohna Road,
Gurugram-122009

Respondent**CORAM:**

Shri KK Khandelwal
Shri Samir Kumar
Shri Subhash Chander Kush

Chairman
Member
Member

APPEARANCE:

None

ORDER

1. The particulars of the project have been detailed in the following tabular form:

S.No.	Heads	Information
1.	Project name and location	"Royal Homes", Sector 39, Gurugram.
2.	Name of the developer	Royal Infra Buildtech Pvt. Ltd.



3.	Nature of the project	Group Housing
4.	No. of units in the project	16 (2 BHK)
5.	Registered/ not registered	Not registered

2. The promoter has given advertisement on the real estate marketing site i.e. magicbricks.com for selling of apartments in the project named "Royal Homes". As on today the area of the land being developed exceeds 500 square meters or the number of apartments being developed exceeds eight in the project. Therefore, the project is not exempted under Section 3(2)(a) of the Real estate (Regulation and Development) Act, 2016 and as per proviso to Section 3(1) of the Real Estate (Regulation and Development) Act, 2016, the promoter is mandated to register their project with this Authority. Accordingly, a show cause notice no. RERA-GRG-2553-2020 dated 01.09.2020 was issued to the promoter for registration of their project.
3. Keeping in view the above facts, the project is registrable under Section 3 of the Act *ibid*. However, the promoter has not applied for registration of their real estate project with the Haryana Real Estate Regulatory Authority, Gurugram till date.

This omission on their part is violation of Section 3 (1) of the Act ibid which provides as under: -

"No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act.

4. In reference to a show cause notice dated 01.09.2020 was issued to the promoter to get the real estate project registered and also directed to file the reply to the show cause notice as to why penal proceeding may not be initiated for not getting the project registered under Section 3 of the Act ibid. But the promoter neither filed any reply nor applied for registration of real estate project in the Authority. Therefore, the promoter failed to comply with the orders of the Authority and continued to violate the Section 3 of the Real Estate (Regulation and Development) Act, 2016 by continuously advertising the project. This omission of the promoter is punishable under Section 59 (1) of the Act ibid. Section 59(1) provides as under:

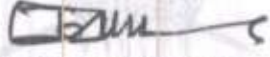
"If any promoter contravenes the provisions of section 3, he shall be liable to a penalty which may extend up to ten per cent. of the estimated cost of the real estate project as determined by the Authority."

5. Thereafter, considering the advertisement given by the promoter on the online portal the total cost for 2 BHK (16 no.'s) apartment is Rs 53 lacs. Taking this price as the minimum price for apartments, the minimum cost of the project comes out to be Rs. 8.48 crores, ten percent of which comes out to be Rs. 84.80 lacs.
6. Hence as on date no reply has been filed by the promoter nor any application is applied in the Authority for registration of project. Besides this the promoter did not appeared for the personal hearing before the Authority and it seems that the promoter is non-compliant to the law. Thereafter, the Authority decides to impose a penalty of Rs. 50 lacs on the promoter which shall be deposited with the Authority and shall be credited in the government account within a prescribed period as per rules. The promoter is again directed to apply for registration within a period of one month from the date of this notice otherwise it may further attract penalty in

terms of Section 59 (2) of the Act. Further as the area falls under the municipal limits therefore, Authority hereby directs Municipal Corporation Gurugram to seal project premises till the projects gets registered with the Authority.


(Samir Kumar)
Member


(Subhash Chander Kush)
Member


(Dr. KK Khandelwal)
Chairman

Haryana Real Estate Regulatory Authority, Gurugram
Dated: 10.11.2020


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HARYANA REAL ESTATE REGULATORY AUTHORITY
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हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Endst. No. - HARERA/GGM/2021/EE/2-3

Date: - 28.01.2021

A copy of the order dated 10.11.2020 passed by the Hon'ble Authority in complaint no. RERA-GRG-2553-2020 is forwarded to the following for information and necessary action: -

1. M/s Royal Infra Buildtech Pvt Ltd, 220, 2nd floor, ILD Trade Center, Sector-47, Sohna Road, Gurugram-122009
2. Commissioner, Municipal Corporation Gurugram for demolishing the unauthorized constructions in the project namely "Royal Homes" or to take any other action as deemed fit as per rules and regulations.



Rabir Singh
Executive Adm & Estt.

For: Haryana Real Estate Regulatory
Authority, Gurugram

THE UNIVERSITY OF THE SOUTH PACIFIC
SCHOOL OF DISTANCE EDUCATION
SUVA, FIJI

APPLIED
SCIENCE

DEPARTMENT OF APPLIED SCIENCE

APPLIED SCIENCE - 1000

A copy of the syllabus for Applied Science - 1000 is provided in the appendix. It is intended that you should study this syllabus carefully.

The syllabus is divided into two parts. Part I is the theoretical part and Part II is the practical part. The theoretical part is divided into two sections, A and B. Section A is the compulsory part and Section B is the optional part. The practical part is divided into two sections, C and D. Section C is the compulsory part and Section D is the optional part.

[Signature]
Head of Department

APPLIED SCIENCE - 1000
Syllabus

[Signature]
Head of Department