

No.	HARERA/GGM/REP/RC/279/2017/EXT/98/2019	Date:	12-06-2019
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From	To
Chairman Haryana Real Estate Regulatory Authority, Gurugram	Ramprastha Promoters and Developers Pvt. Ltd. Plot. No. 114, Sector-44, Gurugram- 122002

Subject: Application for extension of registration of the group housing project namely "The Edge Towers (Tower A to G, N&O)" located in sector-44, Gurugram developed by M/s Ramprastha Promoters and Developers Pvt. Ltd. - Granting extension of registration thereof.

ORDER

1. The application for extension of registration under section 6 of the Real Estate (Regulation and Development) Act, 2016 was received in the authority on 17.12.2018 for a group housing project namely "The Edge Towers (Tower A to G, N&O)" located in Sector-44, Gurugram developed by Ramprastha Promoters and Developers Pvt. Ltd. against the license no. 33 of 2008 for an area admeasuring 60.5112 acres dated 19.02.2008 renewed up to 17.02.2018. The project was registered vide the registration no. 279 of 2017 dated 09.10.2017 which was valid up to 31.12.2018. The project commenced on 20.08.2009 as mentioned by the promoter in the application REP-V whereas, the date of issuance of environmental clearance is 21.10.2010. Therefore, the date of commencement of the project is 21.10.2010 and even after nine years the project has not been completed by the promoter. The due date of completion declared by the promoter at the time of registration was 31.12.2018 against which extension of one year i.e., till 31.12.2019 has been sought vide application under reference.

2. On scrutiny of the application, it was found that following documents and fee still needs to be submitted: -

- a) Authenticated copy of plan/ site photographs showing status of construction of services;
- b) PERT chart of remaining work specifying quarterly stages of progress and date of completion;
- c) Processing fee for extension as specified under The Haryana Real Estate Regulatory Authority, Gurugram (Processing Fee for Registration of Real Estate Projects) First Amendment Regulations, 2019 is ₹10,88,942/-;
- d) License no. 33 of 2008 is expired on 17.02.2018. Copy of the application of the license renewal submitted to DTCP, Haryana is attached;
- e) Building plan approval expired on 14.09.2009. Copy of the renewal is not attached;

The promoter is directed to submit the deficient documents and fee within ten days.

3. The reasons for delay quoted by the promoter without any supporting document or explanation is stated below: -

- a) Delay due to contractor;
- b) Shortage of ground water due to Punjab and Haryana High Court on 31.07.2012 in CWP no. 20032 of 2008;
- c) Heavy shortage of supply of construction, due to orders given by supreme court;
- d) Shortage of labour in NCR due to MANREGA;
- e) Water supply from municipality not available;
- f) Electricity supply infrastructure not ready from DHBVN's;
- g) Changes in regulation (NBC & DHBVN);
- h) Delay in grant of approvals;

The reason given by promoter do not seem to be convincing and also promoter failed to show reasonable circumstances justifying delay in completion of project by declared due date.

4. The reasons given by the promoter for extension of completion date of the project and the interest of allottees extension of registration seems to be inevitable. **Therefore, the authority has decided to grant extension of registration for one year i.e., till 31.12.2019 as requested by the promoter after submission of the deficient documents and fee pointed out in para 2.**

Date: 12-06-2019

Issued under the authority and seal of
HARERA, Gurugram.




Secretary

For: Chairman,
Haryana Real Estate Regulatory Authority
Gurugram

*o/c
Prachi.*

*received by hand
on 12/06/19*

KVishk