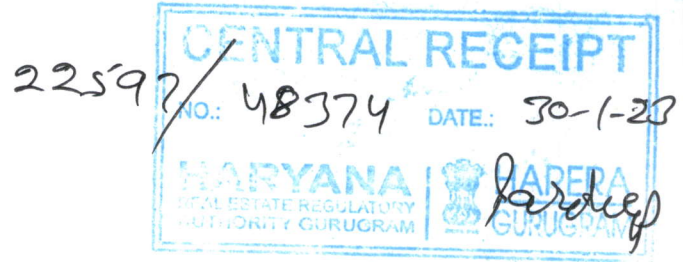


# Selene Constructions Limited

January 30, 2023

To,  
Secretary,  
Haryana Real Estate Regulatory Authority,  
New PWD Rest House, Civil lines,  
Gurugram



Subject: **REPLY TO FINAL SHOW CAUSE NOTICE FOR NON-SUBMISSION OF QUARTERLY PROGRESS REPORT**

Reference: **HARERA/GGM/256/2018/IR/11/QPR/174 DATED 15.12.2022**

Dear Sir,

The referred final showcause notice has been issued subsequent to the show-cause notice dated 07.11.2022. bearing no. NO. HARERA/GGM/256/2018/IR/11/QPR/252. That the present show cause notice mentions that the Authority has not received the reply to the showcause notice dated 07.11.2022 till and thereby a final opportunity is being provided to submit the same.

At the outset, it is submitted that Company has already complied and has been in compliance of the various provisions as has been laid down by the Real Estate (Regulation & Development) Act, 2016 and rules and regulations made thereunder.

It is further specifically submitted that an detailed reply to the previous showcause notice has already been submitted on 16.12.2022.

However, for ease of reference it is reiterated that the Company has already completed the construction of the Project and has received the **Occupation Certificate ("OC")** from the Competent Authority thereof for the Project on **23.07.2018** itself. The Company has obtained the OC for the Project well

**Selene Constructions Limited**

Reg. Office: Office no 202, 2nd Floor, A-18, Rama House, Middle Circle, Connaught Place, New Delhi-110001 Tel: (011) 4217 5143  
CIN: U70109DL2006PLC151147



# Selene Constructions Limited

within the permitted time as has been allowed by the Ld. Authority. That due to the OC having been already obtained for the Project, the obligations of various compliances with respect to the completion of the Project is complete.

*A copy of the Occupation Certificate dated 23.07.2018 is annexed herewith as Annexure A.*

As construction has already been completed within the timelines i.e. on **23.07.2018**, the quarterly progress would thereafter become not applicable. Hence, filing of Quarterly Progress Reports after obtaining of the OC would be infructuous, as only NIL reports have to be filed.

Therefore, it is most humbly submitted that there is no non-compliance of the provisions of the Real Estate (Regulation & Development) Act 2016, or rules made thereunder, for the instant case & and thus cannot be made liable for initiation of penal proceedings under Section 61 or Section 63 of Real Estate (Regulation and Development) Act, 2016 as mentioned in the Show cause Notice under reply and we are humbly seeking withdrawal of the show-cause notice in the interest of justice.

Thanking You,

Yours Sincerely,

For **Selene Construction Pvt. Ltd.**

  
(Authorized Signatory)



Encl: As above

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Annex - A

REGD.

FORM BR-VII  
(See Code 4.10(2), (4) and (5))  
Form of Occupation Certificate

11/2018

From

Director,  
Town & Country Planning Department,  
Haryana, SCO-71-75, Sector-17-C, Chandigarh.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,  
E-mail: tcpharyana6@gmail.com  
Website www.tcpharyana.gov.in

To

Selene Construction Ltd and Vindhyaachal Land Development Ltd.,  
Indiabulls House, Plot No. 448-451, Udyog Vihar,  
Phase-V, Gurgaon-122001.

Memo No. ZP-538-Vol-I/SD(BS)/2018/

21746

Dated: -

23-07-2018

Whereas Selene Construction Ltd and Vindhyaachal Land Development Ltd. has applied for the issue of an occupation certificate on 23.02.2018 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 252 of 2007 dated 02.11.2007, Licence No. 50 of 2011 dated 05.06.2011 & Licence No. 63 of 2012 dated 19.06.2012.
- Total area of the Group Housing Colony measuring 22.06225 acres.
- Sector-103, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No of dwelling units sanctioned	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
Tower-K1	73	73	Ground Floor to 18 <sup>th</sup> Floor	10572.131	11.841	10572.131	11.841
Tower-K2	73	73	Ground Floor to 18 <sup>th</sup> Floor	10572.131	11.841	10572.131	11.841
Tower-K3	73	73	Ground Floor to 18 <sup>th</sup> Floor	10576.245	11.846	10576.245	11.846
Tower-L	46	46	Ground Floor to 11 <sup>th</sup> Floor	4604.093	5.157	4604.093	5.157
COMMUNITY BUILDING WITH SWIMMING POOL				1199.811	1.344	1199.811	1.344
NON-FAR AREA IN SQM.							
Basement			44330.672			11880.588	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Deputy Director-I, Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Pankish Goel, M.Sc. (Structure), Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer-I, HUDA, Panchkula & Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after charging the composition charges amount of ₹ 5,92,671/- for the variations vis-à-vis approved building plans with following conditions: -

1. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence.
2. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. All the flats for which occupation certificate is being granted shall have to be compulsorily registered and a deed of declaration will have to be filed by you within the time schedule as prescribed under the Haryana Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
3. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HUDA as and when the services are made available, within 15 days from its availability. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.





4. That you shall be fully responsible for supply of water, disposal of sewerage and storm water of your colony till these services are made available by HUDA/State Government as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HUDA at later stage, the same will be binding upon you.
6. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time as per the provisions of Haryana Building Code, 2017.
7. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
8. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
9. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
10. That you shall comply with all the stipulations mentioned in the Environment clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2013/811 dated 01.10.2013.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2018/28 dated 22.06.2018 of the Deputy Director-I, Panchkula with regard to fire safety measures.
12. You shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HUDA Primary School Building, Block-C-2, Sushant Lok-I, Gurugram.
13. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
14. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
15. That you shall impose a condition in the allotment/possession letter that the allottee shall use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
16. That you shall apply for connection of Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
17. That provision of parking shall be made within the area earmarked/ designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
18. Any violation of the above said conditions shall render this occupation certificate null and void.

*[Handwritten Signature]*

(K. Makrand Pandurang, IAS)  
Director, Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. ZP-538-Vol-I/SD(BS)/2018/ \_\_\_\_\_

Dated: - \_\_\_\_\_

A copy is forwarded to the following for information and necessary action: -

1. The Deputy Director-I, Fire Services, Haryana, Panchkula with reference to his office Memo No. FS/2018/28 dated 22.06.2018 vide which no objection certificate for occupation of the above-referred buildings have been granted. It is requested to ensure compliance of the conditions imposed by your letter under reference. Further in case of any lapse by the owner, necessary action as per rules should be ensured. In addition to the above, you are requested to ensure that adequate fire fighting infrastructure is created at Gurugram for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
2. Chief Engineer-I, HUDA, Panchkula with reference to his office memo no. 69348 dated 10.04.2018.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 98491 dated 15.05.2018.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 3050 dated 19.04.2018.
5. District Town Planner, Gurugram with reference to his office Endst. No. 3422 dated 07.04.2018.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.

(Sanjay Kumar)  
District Town Planner (HQ),  
For Director, Town and Country Planning,  
Haryana, Chandigarh.



