



No.	HARERA/GGM/REP/RC/180/2017/EXT/176/2019	Date:	09-01-2020
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From	To
Chairman Haryana Real Estate Regulatory Authority, Gurugram	Arete India Projects Pvt. Ltd. 14A/36,W.E.A., Karol Bagh, New Delhi-110005

Subject: Order for violation of provisions of section -4 not adhering to the revised declared date as per section 4(2)(l)(c) for completion of the commercial project namely "Our Homes 3" located in sector-6, Gurugram developed by M/s Arete India Projects Pvt. Ltd.

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 01.08.2019 for an affordable group project namely "Our Homes 3" located in Sector-6, Gurugram developed by Arete India Projects Pvt. Ltd. against the license no.75 of 2014 for an area admeasuring 6.00625 acres dated 02.08.2014 up to 01.08.2019. The project was registered vide the registration no.180 of 2017 dated 01.09.2017 which was valid up to 01.08.2019.
2. The project commenced on 09.05.2017 as mentioned by the promoter in the application REP-V whereas, the commencement date of the project is considered as the date of issuance of environmental clearance or building plan whichever is later. Therefore, the date of commencement of the project is 30.09.2016 (approval of environmental clearance) and even after three years the project has not been completed by the promoter.
3. The reasons for delay quoted by the promoter without any supporting document or explanation is stated below: -



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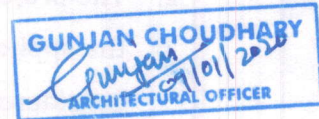
a) The registration was granted initially up to the date of license which needs renewal up to 4 years from date of environmental clearance or building plan approval. In our case the period of 4 years is not utilized completely due to the delay in getting approvals. Now we are seeking this renewal for further period. Following are the dates of approvals.

- I. License-02.08.2014
- II. EC-30.09.2016
- III. CTE-09.05.2017.

The reasons 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 as mentioned in RC.

4. The above non-compliance for not completing the project within the time period declared in REP-II by the promoter, is liable to penal action under section 60 of Real Estate (Regulation and Development) Act, 2016.
5. Taking a lenient view, the authority had decided to impose a penalty of ₹5 lakhs so that the promoter may be serious about the completion of the pending project within time. The penalty amount be deposited within 07 days in the authority from the issue of this order.

Date: 09-01-2020
Issued under the authority and seal of
HARERA, Gurugram.



Architectural officer
For: Chairman,
Haryana Real Estate Regulatory Authority
Gurugram

Received
[Signature]
09/01/20