

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

No.	HARERA/GGM/REP/RC/320/2017/EXT/122/2019	Date:	12-05-2019
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From	To
Chairman Haryana Real Estate Regulatory Authority, Gurugram	Ramprastha Promoters & Developers Pvt. Ltd. Plot No.114, Sector-44, Gurugram

Subject: Application for extension of registration of the group housing project namely "Skyz" located in sector-37D, Gurugram developed by M/s Ramprastha Promoters & 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 26.03.2019 for a group housing project namely "Skyz" located in Sector-37D, Gurugram developed by Ramprastha Promoters and Developers Pvt. Ltd. against the license no. 33 of 2008 for an area admeasuring 60.511 acres dated 19.02.2008 renewed up to 17.02.2018. The project was registered vide the registration no. 320 of 2017 dated 17.10.2017 which was valid up to 31.03.2019. The project commenced on 21.09.2011 as mentioned by the promoter in the application REP-V 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 31.03.2019 against which extension of one year i.e., till 31.03.2020 has been sought vide application under reference.
2. On scrutiny of the application, it was found that following documents still needs to be submitted: -

- a) Original copy of registration certificate;
- b) License no. 33 of 2008 dated 19.02.2008 – Valid up 18.02.2010. The copy of renewal of the same not on record. However, the promoter provided that the renewal under process, extension of license is not yet granted;
- c) Since the area demarcation is not done on the layout plan therefore, appropriate registration and extension fee cannot be calculated;
- d) Building Plan approvals vide memo 8411 dated 13/08/09, 8680 dated 29/06/2011 & 5394 dated 12/04/2012 are already expired. Renewal for the same is not on record, however the promoter left the columns blank in the application, no information has been provided regarding the future action of the promoter;
- e) Copy of Environment Clearance as per annexure VD-3;
- f) Copy of consent to establish as per annexure VD-4;
- g) Copy of Demand Draft deposited at the time of Registration in extension file;
- h) The total estimated cost of the project at the time of RERA registration as per financial details serial no.1 was provided as Rs 41500 lacs & expenditure to be incurred till the time of application for extension of registration mentioned as 42856 lacs which is higher than the project cost by 1356 lacs. This needs to be clarified. Details for any increase in cost to be provided;
- i) The balance cost mentioned in Financial Progress at the time of Extension is INR 9000 lacs which is not tallying with the other details. Considering the project of INR 41500 lacs and cost

incurred of INR 33856 lacs, balance cost should be 7644 lacs. The promoter needs to clarify the same.

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

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

- a) The company in order to complete the construction of the project on time engaged the services of Supreme Infrastructure India Limited. It caused the delay in the project while doing the construction and lastly left the project in between.
- b) Punjab and Haryana high court passed the orders to stop the construction as company was using the ground water. Then, Company was directed to provide a confirmation from Administrator HUDA, Gurgaon to the effect that company is no more using ground water because of this construction work was stopped for a time period of one year.
- c) Heavy shortage of supply of construction material.
- d) Shortage of labour.
- e) Water supply from municipality is not available till the project premises.
- f) Electricity supply infrastructure not ready from DHBVN's end.
- g) Changes in government regulations such as NBC and DHBVN's norm.

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.

4. As of now, since the fee can't be ascertained without the layout plan. The deficient fee shall be intimated to the promoter after submission of the required documents.
5. You are hereby, directed to remove the deficiencies and submit the above mentioned documents in para 2 within 10 days i.e., up to 22.6.19. You are also given opportunity of personal hearing in this matter on 24.06.19 at 4:00 p.m.

Date: 12-06-2019

Issued under the authority and seal of
HARERA, Gurugram.




Secretary

For: Chairman,
Haryana Real Estate Regulatory Authority
Gurugram

Handwritten:
o/c

Received by hand
on 12/06/19

R.Vish...