

No.	HARERA/GGM/REP/RC/232/2017/EXT/179/2019	Date:	30-12-2019
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From	To
Chairman Haryana Real Estate Regulatory Authority, Gurugram	M/s GLS Infratech Pvt. Ltd. 311,3 <sup>rd</sup> Floor, JMD Pacific Square, Sector-15,Part-II,Gurugram, Haryana

**Subject: Application for extension of registration of the affordable group housing project namely "Arwali Homes" located in sector-4, Gurugram developed by M/s GLS Infratech 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 13.08.2019 for an affordable group housing project namely "Arawali Homes" located in Sector-4, Sohna, Gurugram developed by GLS Infratech Projects Private Limited against the license no. 110 of 2014 dated 14.08.2014 for an area admeasuring 10 acres valid up to 13.08.2019. The project was registered vide the registration no. 232 of 2017 dated 19.09.2017 which was valid up to 13.08.2019. The project commenced on 12.04.2016 as mentioned by the promoter in the application REP-V and even after four 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 13.08.2019 against which extension of ten months i.e., till 12.04.2020 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) The validity of license no.110 of 2014 expired on 13/08/2019, renewal of the same needs to be provided.
  - b) Service estimates and plan has been attached with the application, however the same is not approved by DTCP which needs to be submitted.
  - c) Authenticated copy of plan showing status of construction of services not provided as per Annex VD-8, 9 and 10.
  - d) Deficient fee = ₹4,56,848.25/-The promoter is directed to submit the deficient documents and fee.
3. The reasons for delay quoted by the promoter without any supporting document or explanation is stated below: -

**Email:** hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in  
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20के अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



**HARERA**  
**GURUGRAM**

- a) Our project is developing under Affordable Group Housing Policy, 2013. Under which it is clearly stated that the project is to be implemented within 4 years from the date of grant of building plans approval or environmental clearance, whichever is later.
- b) So, our project completion date is 12.04.2020, but the Hon'ble Authority has granted registration up to 13.08.2019.

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. 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.
5. **Therefore, the authority has decided to consider the grant of extension of registration for ten months, i.e. till 12.04.2020 as requested by the promoter only after the submission of deficient documents and fee as pointed under para 2 within 15 days.**

**Date: 30-12-2019**  
**Issued under the authority and seal of**  
**HARERA, Gurugram.**



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

*Received*  
*Gagan Deep*

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