



New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

No. HARERA/GGM/REP/RC/14/2018/EXT/2013/2019 **Date:** 17.08.2020

From	To
Chairman Haryana Real Estate Regulatory Authority, Gurugram	Era Resorts Private Limited. S-5,(LSC) DDA Shopping Complex, near jeewan anmol hospital, Mayur Vihar, Ph-1, New Delhi-110091

Sub: Application for Extension of Registration of Commercial project namely "Picasso Centre" being developed by M/s Era Resorts Private Limited on an area measuring 2.362 acres in sector-61, Gurugram (HRERA Registration number-14 of 2018)

ORDER

During the online personal hearing proceedings held on 06.07.2020, the authority has observed as under: -

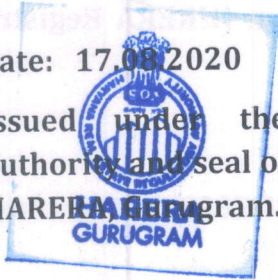
1. The license no. 278 of 2007 dated 17.12.2007 stands expired on 16.12.2019 and no renewal of licensee has been submitted. Similarly, the condition Service plans and estimates have also not been provided so far and it has been stated that these are pending with the competent authority since 2014 which shows very casual attitude of the promoter in pursuing the approvals related to the project.
2. In the registration certificate no.14 of 2018, there was a condition that the promoter shall submit the approved service plans and estimates within three months but so far nothing has been done in this direction.
3. The promoter has obtained TOD permission for increased FAR from 150 to 325. Hence, the promoter need to submit the revised building plans, service plan and estimates, environment clearance, fire scheme approval and NOC from Airport Authority of India for exceeding height of building beyond thirty meters. Accordingly, there is no point in considering the request for extension of RC in the absence of above mentioned statutory approvals.
4. Nothing is clear from the extension application whether the promoter would be in a position to complete the original project in the extended period.
5. Even if application for grant of extension is considered by the authority then there are still various deficiencies as have been communicated vide deficiency notices dated 30.12.2019 and 31.01.2020.
6. The promoter is advised to apply afresh for registration of the project based on revised FAR. The promoter shall also get the revised building plans and service plan and estimates approved from the competent authority before making application for registration within two months otherwise penal proceedings will be initiated.

7. The promoter is also directed to deposit 100 percent funds received or to be received from allottees in the separate RERA account out of which withdrawals shall be allowed only as per provisions of section 4(2)(I)(D) of the Real Estate (Development & Regulation) Act, 2016.
8. The authority has decided instead of revoking the registration certificate to permit the registration certificate to remain in force subject to terms & conditions as have been mentioned above.
9. This permission of registration to remain in force shall be for a period of six months i.e. up to 30.12.2020 keeping in view the interest of allottees of already sold units.

Issued under the direction and approval of the Authority.

Date: 17.08.2020

Issued under the
authority and seal of
HARERA, Gurugram.




Secretary

For: Chairman, Haryana Real
Estate Regulatory Authority,
Gurugram.