



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण गुरुग्राम

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

No. **HARERA/GGM/REP/RC/96/2017/EXT/198/2019** Date: **08-09-2020**

From	To
Chairman Haryana Real Estate Regulatory Authority, Gurugram	Bestech India Private Limited. Bestech House, Plot No. 51, Sector-44, Gurugram, Haryana-122002

Subject: Extension of Registration of Group Housing project namely "Bestech Park View Altura" being developed by M/s Bestech India Private Limited (HRERA Registration No. 96 of 2017).

ORDER

1. This is in reference to your application regarding extension of registration of the real estate project mentioned in the subject, submitted vide application dated 30.10.2019 at Real Estate Regulatory Authority, Haryana at Gurugram.
2. The scrutiny of the application was done by the authority and some deficiencies were noticed, which were conveyed to the promoter vide letter no. HARERA/GGM/REP/RC/96/2017/EXT/198/2019 dated 08.11.2019 with directions to remove the deficiencies within 07 days and opportunity of personal hearing was also offered to the promoter on 18.11.2019 at 04:00 pm in the office of HARERA, Gurugram.
3. The promoter has requested for adjournment of 07 days to remove the deficiencies. The authority in the hearing dated 18.11.2019 accepted the request for adjournment and another date of hearing was given on 25.11.2019.
4. The promoter has filed the reply on 20.11.2019 which was scrutinized and still the few deficiencies were not removed by the promoter.
5. Subsequently, in the hearing dated 25.11.2019, also promoter has failed to remove the deficiencies and the authority directed to submit the remaining deficiencies within 07 days and the matter was fixed for next hearing on 10.12.2019.
6. A further adjournment of 07 days was requested by the promoter for removal of remaining deficiencies. Again the matter was fixed for 16.12.2019 by the authority.
7. Further, on 23.12.2019 the promoter requested again to adjourned the matter for 7 days.
8. As per records of the Authority, the promoter has requested repeatedly again and again for the adjournment of hearing and then the authority fixed the matter

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 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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on 23.12.2019, 13.01.2020, 16.01.2020 and 03.02.2020 but the promoter neither rectified the deficiencies nor availed the hearing.

9. It has come to the notice of this Authority that the promoter has been provided nine opportunities to remove the deficiencies and hearing but the deficiencies have still not been removed including copy of approved service plan and estimates, online application form REP A to H and Detailed Project Information.
10. Thereafter, the Authority decided to issue a final notice to the promoter to show cause as to why application for extension of registration of the real estate project "Bestech Park View Altura" should not be rejected for non-removal of deficiencies in spite of repeated reminders, following the due procedure as provided under section-6 of the Real Estate (Regulation and Development) Act 2016 and Rule-6 of the Haryana Real Estate (Regulation and Development) Rules, 2017. The promoter was also given the final opportunity of personal hearing on **16.03.2020 at 04:00 pm** in the office of HARERA, Gurugram at the Conference Room, New PWD Rest House, Civil Lines, Gurugram, Haryana.
11. The promoter has further failed to rectify the deficiencies even after a show cause notice and requested adjournment for a week and matter was fixed on 07.04.2020.
12. Due to covid-19 situation matter remains unheard due to lockdown and again listed for hearing on 27.07.2020.
13. Even today the following deficiencies have not been rectified/requisite documents not submitted are as under: -
 - a. Copy of approved service plan and estimates is not provided. Hence, the promoter has mentioned that to be approved.
 - b. Online Application form REP A to H is not submitted.
 - c. DPI and declarations not submitted.
14. The Project "Bestech Park View-II Altura" was registered by Interim Authority, Panchkula on 28.8.2017. The validity of registration was up to 31.3.2021. The promoter prematurely applied for extension of one year i.e. upto 31.3.2022 after due date of expiry of registration i.e. 31.3.2021. The Interim Authority at Panchkula registered the project manually. From 4.10.2018 the Real Estate Regulatory Authority, Gurugram started registering project online and notice was issued to all promoters having registered projects manually at Antrim Authority, Panckhula to fill up information in Part A to H so that the information is available online. In spite of repeated requests and also separate notice for not filing information in Part A to H online. The promoter failed to do the needful which may result in withdrawal proceedings of the Registration Certificates. While processing

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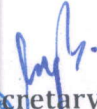


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extension application the promoter was again requested to file online information in Part A to H but nothing has been done by the promoter so far.

16. While registering projects by Interim Authority, Panchkula necessary documents and information was not submitted and the Real Estate Regulatory Authority, Gurugram in such cases including the present project directed the promoter to submit detailed project information in the requisite format. The promoter failed to do the needful.
17. The license for the project was issued vide No. 22 of 2012, dated 27.3.2012. Even after 8 years of license service plan and estimates have not been got approved by the promoter. Even after registration of the project by the Interim Authority Panchkula vide registration No. 96 of 2017, dated 28.7.2017 i.e. after three years of registration service plan estimates have not been submitted. This shows the casual attitude of the promoter in executing the project.
18. Keeping in view the facts narrated above the Authority decided to reject the application for extension of registration of the project.

Date: 08.09.2020
HARYANA REAL ESTATE REGULATORY AUTHORITY
New PWD (R&R) Rest House
Civil Lines, Gurugram
Issued under the authority
and seal of HARERA,
Gurugram.


Secretary
For Chairman, Haryana Real
Estate Regulatory Authority,
Gurugram.
HARYANA REAL ESTATE REGULATORY AUTHORITY
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