No.	HARERA/GGM/REP/RC/239/2017/EXT/223A/2020	Date:	19-06-2020

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

Sub: Extension of Registration of Group Housing project namely "Athena-Part" being developed by M/s Brahma Developers Pvt. Ltd. (HRERA Registration number- 239 of 2017) Show Cause notice.

1. This is in reference to your application dated 31.12.2019 submitted in this Authority for extension of registration of your real estate project mentioned in the subject.
2. On scrutiny of your application, it was observed by the authority that some deficiencies in the documents submitted by you along with application. The deficiencies were conveyed to you vide letter no. HARERA/GGM/REP/RC/239/2017/EXT/223A/2020 dated 12.02.2020 with directions to remove the same within 07 days failing which your application which the application may be rejected following the due procedure as provided in the Act/ Rules. Also an opportunity of personal hearing was offered to you on 02.03.2020 at 04:00 pm in the office of HARERA, Gurugram.
3. In reference to the notice dated 12.02.2020, you had submitted a reply on 02.03.2020 which was scrutinized and found that still major deficiencies have not been removed. Again, another notice containing the deficiencies was sent to you on 05.06.2020 with the directions to remove the same and also an opportunity of personal hearing was given to you on 10.06.2020. But neither you removed the deficiencies nor availed the opportunity of personal hearing rather requested through mail dated 10.06.2020 for adjournment. The deficiencies which have not been removed by you are as under: -

    1. Copy of approved service plans not attached.
    2. Since the layout plan provided is not clear. therefore, appropriate registration and extension fee cannot be calculated.
    3. PERT Chart specifying date of completion not submitted.
    4. Site Photograph for the physical status of construction not clear.
    5. Details of Demand Draft deposited at the time of registration and extension is not Attached.

6. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area/super area, date of booking.
7. Details of unsold flats need to be provided.
8. Needs to provide physical progress at the time of applying for extension.
9. Copy of issue of Arbitral proceedings need to be provided.
10. Part -V-C Status of the project: Percentage of completion of Commercial area needs to be mentioned.
11. Part -V-C Status of the project: Cost of land need to be clarified.
12. Part -V-C other costs including EDC, IDC, Taxes Levies need to be clarify.
13. Part-V-C Total estimated cost of the project, estimated expenditure of the project and actual expenditure incurred till date need to be clarified.
14. Part-V-C Expenditure incurred for completion of the project, source of fund need to be mentioned.
15. Part -V-C Marketing details: Total carpet area and total sale value need to be mentioned.

4. As per record of this Authority you have been given two opportunities for remove of the deficiencies (notice dated. 12.02.2020 and 05.06.2020) and along with the offer of personal hearings but the deficiencies have still not been removed by the you.
5. Therefore, the Authority has decided to issue a show cause notice to you as to why your application for extension of registration of the real estate project "Athena-Part" should not be rejected on the ground for non-removal of deficiencies in spite of repeated reminders and offer of personal hearings as per the provisions under section-6 of the Real Estate (Regulation and Development) Act 2016 read with Rule-6 of the Haryana Real Estate (Regulation and Development) Rules, 2017. If you have anything to say in this regard, you are given final opportunity of personal hearing **on 20.07.2020 at 04:00 pm** in the office of HARERA, Gurugram, New PWD Rest House, Civil Lines, Gurugram, Haryana. In case you fail to remove the deficiencies and appear before the Authority for personal hearing on the above given date and time, it will be presumed that you have nothing to say in this matter and your application will be rejected as per provisions of the Act and rules referred as above.

19/06/2020

Date: 19-06-2020
Issued under the authority and seal of HARERA, Gurugram.

HARERA
GURUGRAM

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