



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**No.** HARERA/GGM/RPIN/208 **Date:** 25.06.2020

From	To
<b>Chairman</b> Haryana Real Estate Regulatory Authority, Gurugram	<b>M/S KSD Buildtech Pvt Ltd.</b> SCO-35, sector- 15, Gurugram, Haryana- 122001

**Sub: Registration of the real estate project "Yash Vihar" at sector 5, Pataudi, being developed by M/s KSD Buildtech Pvt Ltd. -show cause notice.**

1. This is in reference to your application dated 29.11.2019 submitted in this Authority for registration of the real estate project mentioned in the subject.
2. The scrutiny of the application was done by the authority and deficiencies were noticed, which were conveyed to you vide letter no. HARERA/GGM/RPIN/08 dated 09.12.2019 with directions to remove the deficiencies within 7 days failing which your application may be rejected following the due procedure as provided under section-5 of the Real Estate (Regulation and development) Act 2016 and Rule-5 of the Haryana Real Estate (Regulation and Development) Rules, 2017. Also, an opportunity of personal hearing was offered to you on 16.12.2019 at 03:00 pm in the office of HARERA, Gurugram.
3. In reference to the notice dated 09.12.2019, you had requested for extension of 1-week time to submit the deficit documents. Your request was considered by the authority and 1-week time was allowed. On 23.12.2019, rather than submitting the deficiencies, you had requested for extension of time to submit the reply till 14.01.2020 vide application dated 23.12.2019. Subsequently, a fresh hearing date was given to you on 20.01.2020. Accordingly, you had submitted the reply on 20.01.2020 which was scrutinized and found that still major deficiencies have not been removed which were conveyed to you. During personal hearing on 03.02.2020, the promoter requested for 4 weeks time to submit the deficit documents. Your request was considered by the authority and 4-week time was allowed. Hence, another deficiency notice was sent to you vide email dated 05.06.2020 with directions to remove the same and an opportunity of online hearing was given to you on 09.06.2020. but you had not submitted the reply and requested more time to fulfil the deficiencies. Therefore, the authority had given one more opportunity of online hearing on 22.06.2020. But neither you had removed the deficiencies nor availed the opportunity of online hearing rather requested for adjournment of 25 days time period for removal of

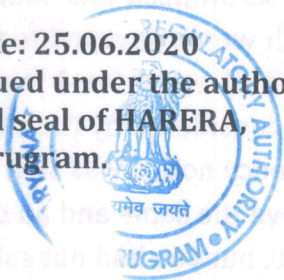


deficiencies vide mail dated 21.06.2020. The deficiencies which have not been removed by you are as under: -

**Mandatory documents required for registration:**

1. Online correction in REP-I (Part A-H).
  2. Corrections in detailed project information.
  3. Deficit fee of Rs 135/- not deposited.
  4. Copy of approved service estimates and plans not submitted.
  5. Electrical load availability NOC not submitted.
  6. Project report not submitted.
4. As per record of this Authority, you have been given eight opportunities of personal hearing to remove the deficiencies vide notice dated. 09.12.2019, 05.06.2020 but the deficiencies have still not been removed by you.
5. Therefore , the Authority has decided to issue a show cause notice to you as why your application for registration of real estate project "Yash Vihar" should not be rejected on the ground for non-removal of deficiencies in spite of repeated reminders and opportunity of personal hearings as per the provisions under section 5 of the Real Estate (Regulation and Development) Act, 2016 and Rule-5 of Haryana Real Estate (Regulation and Development) Rules,2017. If you have anything to say in this regard, you are given final opportunity of hearing on **27.07.2020 at 3.00 p.m.** in the office of HARERA, Gurugram in the Conference Room, 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.

**Date: 25.06.2020**  
**Issued under the authority**  
**and seal of HARERA,**  
**Gurugram.**



A handwritten signature in black ink, appearing to read "Anuj", is written over the text of the notice.

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