HEARING BRIEF FOR CONTINUATION OF PROJECT REGISTRATION U/S 7(3)					
S.no.	Particulars	Details			
1.	**Name of the project**	The Colonnade-Commercial project			
2.	**Location of the project**	Sector –66, District-Gurugram, Haryana			
3.	**Name of the promotor**	M/s Emaar India Ltd.			
4.	**Legal capacity**	Collaborator			
5.	**Registration No.**	156 of 2017			
6.	**Validity of Registration Certificate**	Valid From 28.08.2017	Valid Up to 30.06.2020 + 6 months for Covid-19		
7.	**Date of application u/s 7(3)**	11.01.2022			
8.	**Date of Completion of Project**	**31.12.2023**			
9.	**License no.**	163 of 2008			
10.	**Total license area**	2.25 Acres	**Area to be registered**	2.25 Acres	
11.	**Statutory approvals either applied for or obtained prior to registration.**				
	Particulars	**Date of approval**	**Validity up to**		
i.	**License Approval**	19.08.2008	18.08.2022(Renewal fee already paid)		
ii.	**Zoning Plan Approval/ Site Plan Approval**	20.11.2018			
iii.	**Building Plan**	20.08.2021	20.08.2026		
iv.	**Environmental Clearance**	15.09.2016	14.09.2023		
v.	**Airport height clearance**	27.03.2015	26.03.2020 (OC has been already received vide dated 31.03.2022)		
vi.	**Fire Scheme approval**	26.10.2021			
vii.	**Service plan and estimate approval**	Approved			
12.	**Authorized Signatory/ Legal Representatives**	Mr. Anitesh Singh Chauhan			
13.	**Date of commencement of project**	September 2016			
14.	**RC Compliances (if any)/ OC received (if any)**	The promoter shall submit the detail of development work plan within one month.			
15.	**Present stage of completion (%)**	In terms of physical progress and infrastructure development, there are only 80% and 50% work is done, except 60% work in renewable energy system is done.			
16.	**Total Project cost**	24561 lakhs Land cost-323 Lakhs			
17.	**Project expenditure so far**	Rs. 21528 lakhs including land cost			
18.	**Estimated expenditure for completion so far**	Rs. 3033 lakhs			
19.	**Details of units**	Total Units- 322 (Sold units-181 and unsold units-141) as per revised building plan.			
20.	**Status of 4(2)(l)(D) Report**	Submitted			
21.	**Status of QPR Report**	Submitted			
22.	**Reasons for delay**	1. Effect of Covid- 19 Pandemic. 2. As per TOD Policy got FAR increased from 1.75 to 2.25 and construction work will take another one year. 3. Time to time ban/ stoppage of construction during 2017, 2018, 2019 and 2020 by NCT/ Supreme court.			

the above changes, the aggrieved allottee can approach the authority and he will be entitled to receive appropriate compensation in the manner as provided under this Act of 2016.

The promoter further submitted that till any inverse decision is taken by the appropriate government their case is a fit case for not imposing any penalty for violation of section 14(2) of the Act and in any scenario is not a condition to holding the permission to remain in force under section 7(3) of the Act. If still required, the authority may reserve its right to initiate penal proceedings for violation of section 14 (2)(ii) of the Real Estate (Regulation & Development) Act, 2016 for revision of the building plan without the prior written consent of at least two-thirds of the allottees.

It is confirmed that the promoter has made compliances required under section 4(2)(l)(D) as well as submitted QPRs. Further that the applicant promoter has deposited the requisite fee required for continuation of the registration under section 7(3) of the Act. Further the public notice was published in the newspaper dated 28.07.2022 and no objections have been received against the same.

In view of the above clarification, it is recommended to grant permission for continuation of the registration under section 7(3) of the Act subject to submission of renewed license which is expired recently on 18.08.2022 and renewal fee has been paid.

(Asha)
Chartered Accountant

(Sumeet)
Planning Coordinator

PROCEEDINGS OF THE DAY

Day and Date of Hearing	Friday and 03.02.2023
Proceeding recorded by	Ram Niwas

Proceedings dated 03.02.2023

Ms. Asha, Chartered Accountant briefed about the project.

Mr. Anitesh Singh (Manager) is present on behalf of the promoter.

The AR of the promoter stated that the occupation certificate for the project has already been obtained vide dated 31.03.2022.

The AR of the promoter admitted the violation of section 4(2)(l)(C) and after hearing him on quantum of penalty the Authority decided to impose a penalty of Rs. 25 lakh. The penalty be deposited with the Authority within a period of one month.

The Authority decides to permit the registration to remain in force upto 31.12.2023. It is without prejudice to the rights of the allottees accrued on account of the delay in handing over of possession of units as per the date specified in the Builder Buyer Agreement.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

(Vijay Kumar Goyal)
Member, HARERA, Gurugram

(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram