| HEARING BRIEF FOR CONTINUATION OF PROJECT REGISTRATION U/S 7(3) | | | | | |
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| SN | Particulars | Details | | | |
| 1. | **Name of the project** | Greenopolis | | | |
| 2. | **Location of the Project** | Sector-89, District Gurugram, Haryana | | | |
| 3. | **Name of the promotor** | Orris Infrastructure Private Limited | | | |
| 4. | **Nature of the project** | Group Housing | | | |
| 5. | **Legal capacity** | **Collaborator** | | | |
| 6. | **Name of the license holder** | M/S Radha Estates Pvt. Ltd, M/s Inscense Properties Pvt. Ltd., M/s Oscar Land & Housing Pvt. Ltd., M/s Neptune Land & Housing Pvt. Ltd., M/s Salmon Land & Housing Pvt. Ltd.,M/s Acme Buildwell Pvt. Ltd., M/s Orris Land & Housing Pvt. Ltd., M/s Crazy Land & Housing Pvt. Ltd., M/s Vrtex Land & Housing Pvt. Ltd., M/s Bright Buildtech Pvt. Ltd., M/s Elegant Land & Housing Pvt. Ltd., Sh. Lal Singh S/o Sultan., Sh. Amit Gupta S/o Vijay Gupta,Sh. Aajad S/o Raja Ram,Sh. Raja Ram S/o Sh. Mangtu Ram. | | | |
| 7. | **Status of project** | Ongoing | | | |
| 8. | **Registration No.** | 05 of 2019 dated 23.01.2019 | | | |
| 9. | **Validity of Registration** | Valid From | Valid up to | | |
| | | 23.01.2019 | 30.06.2021 (Including 6 months due to Covid-19 ) | | |
| 10. | **Whether project is to be developed in Phase** | One go | Phases | | |
| | | X | √ | | |
| 11. | **Whether extension as per section 6 have been granted.** | Yes | No | | |
| | | X | √ | | |
| 12. | **Date of Application u/s 7(3)** | 11.05.2022 | | | |
| 13. | **Projected date of completion of the project** | 30.06.2025 | | | |
| 14. | **Period of Extension requested** | Years | Months | Days | |
| | | 4 | 0 | 0 | |
| 15. | **Whether registration applied for whole/ phase** | Phase-I, Phase-2, Phase-3 | | | |
| 16. | **Online application ID** | RERA-GRG-1116-2022 | | | |
| 17. | **License no.** | 115 of 2011 dated 23.12.2013 | | Valid up to 22.12.2019 | |
| 18. | **Total licensed area** | 47.2180 acres | **Area to be registered** | 37.2180 acres | |
| 19. | **Statutory approvals either applied for or obtained prior to registration** | | | | |
| | i) **License Approval** | **Date of approval** | **Validity up to** | | |
| | | 23.12.2013 | 22.12.2019 | | |
| | ii) **Zoning Plan Approval** | 27.12.2011 | | | |
| | iii) **Building plan Approval** | 07.06.2012 | 06.06.2017 | | |
| | iv) **Environmental Clearance** | 04.09.2013 | 03.09.2023 | | |
| | v) **Service plan and estimate approval** | 12.04.2018 | | | |
| 20. | **Present stage of completion for ongoing projects (%)** | 16 % | | | |

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| | | 13. Affidavit for details of land dispute along with possible outcome and mitigation strategy needs to be submitted.<br>**Status:** Not Provided.<br>14. Site plan/building plan needs to be revalidated.<br>**Status:** Not Provided.<br>15. Assurance/approvals from various entities needs to be submitted.<br>**Status**: Not provided.<br>16. Revalidation of environment clearance needs to be provided.<br>**Status:** Provided<br>17. Non objection Certificate for airport height clearance needs to be submitted.<br>**Status:** Provided.<br>18. Affidavit regarding non applicability of tree cutting, power line shifting etc needs to be submitted.<br>**Status:** Not Submitted.<br>19. Details of PLC type to be provided if any.<br>**Status**: Provided<br>20. Information of Part- D to Part-J needs to be properly filled along with annexure in the DPI.<br>**Status:** Not submitted.<br>21. Deficit fees revised due to matter is sub-judice before NCLT 1,08,87,313/-needs to be paid.<br>**Status:** Fee paid vide DD No. 519207, dated 20.09.2022, amounted to Rs. 1,08,87,313/- |
| **29.** | **Remarks** | 1. Details of Land owner payout along with current outstanding status and NOC/Confirmation from land owner needs to be submitted.<br>2. Copy of renewal of license needs to be submitted.<br>3. Information to revenue department regarding entry of license in revenue record needs to be submitted.<br>4. Details of payout to collaborator/landowner in terms of FSI/Revenue share along with current outstanding status needs to be submitted.<br>5. Details of approach roads needs to be filled in the online DPI.<br>6. Affidavit for details of land dispute along with possible outcome and mitigation strategy needs to be submitted.<br>7. Site plan/building plan needs to be revalidated.<br>8. Assurance/approvals from various entities needs to be submitted.<br>9. Affidavit regarding non applicability of tree cutting, power line shifting etc needs to be submitted.<br>10. Information of Part- D to Part-J needs to be properly filled along with annexure in the DPI.<br>11. 4(2)(l)(D) and QPR needs to be submitted. |
| **30.** | **File Status** | **Date** |
| | 1st Hearing on | 05.07.2022 |

of this fact sales have been done by Three C Shelters claiming to be acting on the power of attorney (JDA)by Orris. Accordingly, Three C is also a promoter in respect of the units sold by it and Orris is jointly a promoter for such units and is jointly and severally liable for obligations done under the Act.

The project "Greenopolis" is a distressed and abandoned project which had
been abandoned by Three C Shelters Pvt. Ltd. which was responsible for completing the construction of the Project. It appears that due to abandoning of the Project by Three C, litigation had ensued and which had finally reached the Hon'ble Supreme Court of India in 2021.Meanwhile, after the Project was abandoned by Three C in 2016, there was no progress in construction
thereafter.

Pursuant to the order dated 01.07.2021 passed by Hon'ble Supreme Court of India, order dated 29.03.2022 passed by Ld. National Company Law Tribunal (NCLT) and thereafter, order dated 12.04.2022 passed by the Authority, the Greenopolis Project is now being constructed under the supervision and monitoring of this Authority [HRERA, Gurugram). In order to ensure compliance of the orders of the Authority dated 12-04-2022 and earlier orders to complete the project as per the schedule committed by way of an affidavit dated 22.04.2022 by M/s Orris Infrastructure Pvt Ltd, the Authority has appointed Commissioner Investigation and Monitoring Officer (CIMO) and two supporting engineers. The work on the project, which has been held up since long for various reasons to the detriment of the interest of around 1652 home buyers, has resumed and is expected to meet its timelines under the monitoring mechanism provided by the Authority.

**Proceeding dated 13.09.2022**
Sh. Naresh Kumar, Chartered Accountant and Ms. Asha, Chartered Accountant briefed about the project. Sh. Rashendra Pathak (Manager) Naveen Sharma (GM Legal) are present on behalf of the promoter. The AR of the promoters have committed to deposit the deficit fee of Rs. 1,08,87,313/- within a week. This is a stressed project and matter has gone even upto the level of Hon'ble Supreme Court wherein the stand of the Authority to complete the project was finally accepted by NCLT and there is likelihood of completion of 1st Phase of project within next 2 months. AR of the promoter has requested for a time period of 2 months to clear all the compliances. The matter to come up on 15.11.2022.

**Proceeding dated 15.11.2022**
Proceedings dated 15.11.2022 Ms. Asha, Chartered Accountant briefed about the project. Sh. Rashendra Pathak (Manager) Naveen Sharma (GM Legal) are present on behalf of the promoter. The AR of the promoters. The AR of the promoter seeks an adjournment of one month for renewal of license which is held up due to outstanding amount of about 100 crores and the promoter has moved an application for waiver of the interest before DTCP in view of peculiar facts and circumstances of the case. The promoter is also advised to submit the compliance for submission of upto date QPRs as well as Annual Statement of Accounts. The matter to come up on 19.12.2022.

**Proceeding dated 19.12.2022**
The matter to come up on 03.01.2023

**Proceeding dated 03.01.2023**
The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from the filing of information in online detailed project information. The matter is adjourned to 17.01.2023

**Proceeding dated 17.01.2023**
The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from the filing of information in online detailed project information.