

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

NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF

S. No.	Particular	Details		
1.	Registration certificate no.	667/399/2023/11		
2.	Date of Registration	16.01.2023		
3.	Date of expiry of validity of registration	02.10.2027		
4.	Name of promoter	M/s Silver X Projects Pvt. Ltd.		
5.	Name of project	Rajvik Greens		
6.	Area of project	4.150 Acres		
7.	Nature of project	Affordable Group Housing Colony		
8.	Location of project	Sector 79B, Gurugram		
9.	Suo-motu complaint no.	RERA-GRG-2368-2024		
10.	Status of compliance done by the promoter			
	Conditions	Compliance due date	Date of approval obtained on	Whether compliance done within time frame
	The promoter shall submit the approval of environmental clearance in the Authority within one year from the date of license.	03.10.2023	10.04.2023	Within time
	The promoter shall submit the approved fire scheme in the Authority within three months.	16.04.2023	03.05.2023	Delay of 17 days
	The promoter shall submit the approved service plans & estimates in the	16.04.2023	17.05.2023	Delay of 31 days

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 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



	Authority within three months.			
11.	Details of refundable security submitted by the promoter			
	Name of the bank	No. And date refundable security	Amount	Submitted for
	Axis Bank	Cheque no. 336678 dated 16.01.2023	25 lacs	Approved Fire Scheme
	Axis Bank	Cheque no. 336679 dated 16.01.2023	25 lacs	Approved Service Plans and Estimates
12.	File status	Date		
	Show cause notice sent on	14.05.2024		
	First reply received on	31.05.2024		
13.	Case history			
	<p>Whereas an application for registration of the above real estate project under section 4 of the Real Estate (Regulation and Development) Act, 2016 was submitted to the Authority by M/s Silver X Projects Pvt. Ltd. and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gurugram. Since the promoter failed to comply with the conditions mentioned in the registration certificate within the prescribed time, the Authority issued a show-cause notice dated 14.05.2024 as to why the security amount submitted by the promoter in lieu of timely submission of above approvals shall not be forfeited and an opportunity of hearing was granted to promoter on 06.06.2024.</p> <p>The promoter submitted a reply dated 31.05.2024 in the Authority stating that the aforesaid approvals involve a lengthy process to be granted by the government authorities and during the course of three months granted by the Authority, the promoter had informed the Authority that they had already submitted the request for approval of fire scheme to the fire department of Haryana. The request was pending at headquarter for two months. The delay had been because of the concerned department and the promoter had requested the Authority additional 30 days' time to submit the final approval of service plans & estimates, and fire scheme.</p> <p>The promoter further states that after diligent follow ups with the concerned govt. authorities, they have obtained the approvals and fulfilled the necessary conditions of RERA registration certificate and requests the Authority to condone the delay period,</p>			

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which is beyond the control of the developer, withdraw the aforesaid show cause notice and refund the security amount.



(Ar. Neeraj Gautam)

Associate Architectural Executive

Day and date of hearing

Thursday and 06.06.2024

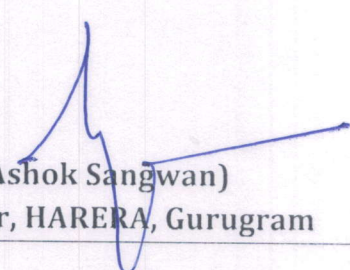
Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case.

Sh. Rishi Gupta (AR) is present on behalf of the promoter. The AR of the promoter requests for the condonation of delay.

However, it is not disputed that the promoter was granted conditional registration at its own accord and depositing of security amount in the form of cheque in lieu of submission of the requisite clearances within the time specified in the conditional registration. It was clearly mentioned in the registration certificate that this guarantee shall be forfeited by the Authority in case the promoter fails to submit the approved service plans and estimates within the stipulated time.

In view of the fact that the promoter has failed to submit the approval of service plans and estimates, and fire scheme within the specified timeline of three months as per conditions of the registration certificate no. 667/399/2023/11 dated 16.01.2023, the security deposited by the promoter in lieu of the timely submission of the above approvals is hereby forfeited.

The matter stands disposed of. Detailed order shall follow.



(Ashok Sangwan)

Member, HARERA, Gurugram

