

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.	687/419/2023/31		
2.	Date of Registration	02.02.2023		
3.	Date of expiry of validity of registration	31.01.2028		
4.	Name of promoter	Metro Education & Welfare Pvt. Ltd.		
5.	Name of project	M3M Crown Phase-I		
6.	Area of project	11.6023 acres		
7.	Nature of project	Mixed landuse		
8.	Location of project	Sector-111, Gurugram		
9.	Suo-motu complaint no.	RERA-GRG-3837-2023		
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 fire Scheme approval within 3 months	02.05.2023	28.06.2023	Delay of 57 days
	The promoter shall submit the approved service plans & estimates within 3 months	02.05.2023	20.10.2023	Delay of 171 days
11.	Details of refundable security submitted by the promoter			
	Name of the bank	No. And date of refundable security	Amount	Submitted for
	ICICI Bank	Cheque no. 000927 dated 10.01.2023	25 lacs	Fire scheme
	ICICI Bank	Cheque no. 000928 dated 10.01.2023	25 lacs	Service plans and estimates
12.	File status	Date		

**Email:** hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in  
 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 अर्तगत गठित प्राधिकरण  
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



<b>Show cause notice sent on</b>	21.08.2023
<b>First reply received on</b>	08.09.2023
<b>First hearing on</b>	21.09.2023
<b>Second reply submitted on</b>	23.10.2023
<b>Second hearing on</b>	26.10.2023

**13. Case history**

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 Metro Education & Welfare 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 21.08.2023 as to why the registration certificate shall not be revoked and penal proceedings shall not be initiated against the promoter and an opportunity of hearing was offered on 21.09.2023.

The promoter has submitted a reply dated 08.09.2023 and 23.10.2023 which have been examined and the status of compliance is as listed above at S. No. 10. On scrutiny or replies submitted by the promoter, it is observed that the approvals of fire scheme and service plans and estimates have been submitted in the Authority after a delay of 57 days and 171 days respectively.

Proceedings dated 21.09.2023

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

Sh. Abhijeet Singh (AR) and Sh. Bharat Vigmal (AR) are present on behalf of the promoter.

The AR of the promoter seeks one month time to submit the compliance of the conditions of service plans and estimates.

One opportunity is granted for submitting the above compliance subject to the final decision of the Authority regarding delay in submission of compliance in terms of the registration certificate. Matter to come up on 26.10.2023 for further proceedings.

Proceedings dated 26.10.2023

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

Sh. Bharat Vigmal (AR) and Sh. Abhijeet Singh (AR) is present on behalf of the promoter.

The Authority is in the process of framing guidelines/Regulation to deal with cases of delayed compliance. The above matter shall be dealt according to the decision of the

Authority in this regard. Till then, the proceedings may be kept pending.  
The matter to come up on 23.11.2023.

(Ar. Neeraj Gautam)

Associate Architectural Executive

**Day and date of hearing**

Thursday and 23.11.2023

**Proceedings recorded by**

Ram Niwas

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

The Authority is in the process of framing guidelines/Regulation to deal with cases of delayed compliance. The above matter shall be dealt according to the decision of the Authority in this regard. Till then, the proceedings may be kept pending.

The matter to come up on 29.02.2024.

(Ashok Sangwan)

Member, HARERA, Gurugram

