



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

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|----------------------------|---|
| Registration No. | GGM/723/455/2023/67 dated 29.05.2023 |
| Name of promoter | M/s GLS Infraprojects Pvt. Ltd. |
| Name of project | Avenue City |
| Location of project | Sector 92, Gurugram |

ORDER

1. 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 GLS Infraprojects Pvt. Ltd. and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gurugram with the following details:

| S. No. | Particulars | Details |
|---------------|--|---|
| 1. | Registration No. | GGM/723/455/2023/67 |
| 2. | Date of Registration | 29.05.2023 |
| 3. | Date of expiry of validity of registration | 16.04.2028 |
| 4. | Name of promoter | M/s GLS Infraprojects Pvt. Ltd. |
| 5. | Name of project | Avenue City |
| 6. | Area of project | 5.04514 acres |
| 7. | Nature of project | Affordable Residential Plotted Colony under DDJAY |
| 8. | Location of project | Sector 92, Gurugram |

2. Whereas on the request of the promoter, the Authority had decided to issue the registration certificate subject to the following conditions:

| S. No. | Condition | Timeframe within which the conditions are to be complied |
|---------------|---|---|
| 1. | The promoter shall submit the approved service plans and estimates in the Authority within three months from the grant of registration. | 29.08.2023 |



| | |
|----------|---------------------------------|
| Project | Avenue City |
| Promoter | M/s GLS Infraprojects Pvt. Ltd. |

3. The registration certificate was issued to the promoter subject to the submission of security amount of Rs. 25 lacs on account of submission of approved service plan and estimates within three months. Condition (G)(ii) of the registration certificate no. 67 of 2023 dated 29.05.2023 is re-iterated below:
"The promoter shall submit a bank guarantee/ DD amounting to Rs. 25 lacs as a security amount to submit the approved service plans and estimates in the Authority within three months. This bank guarantee shall be forfeited in case the promoter fails to submit the approval within the stipulated time."
4. Since the promoter failed to submit the approval of service plans and estimates within the specified timeline of three months as per condition of the registration certificate dated 29.05.2023, a show cause notice dated 21.08.2023 was issued to the promoter and various opportunities of hearing were provided on 22.08.2023, 22.09.2023, 15.12.2023 and 02.02.2024.
5. The Authority, in its meeting dated 01.01.2024 decided that compliances by the promoter must be made without fail within the timeline of conditional registration failing which the BG/ security be forfeited.
6. Further, in the proceedings dated 02.02.2024 in the suo- motu complaint no. RERA-GRG-3874-2023, it was decided to forfeit the security submitted in lieu of timely submission of the approved service plans and estimates in the Authority since the approval is obtained with a delay of 146 days from the stipulated time period.
7. Keeping in view the above, the security amount of Rs. 25 lacs deposited by the promoter in lieu of the timely submission of the approved service plans and estimates is hereby forfeited in the favour of the Authority.


Secretary,

For and on behalf of: Haryana Real Estate
Regulatory Authority, Gurugram

Haryana Real Estate Regulatory Authority, Gurugram

Dated: 09.02.2024