

Hearing brief for non-registration of Project u/s 3
Case no. RERA-GRG-5852-2019

Sr. No.	Particular	Details
1.	Nature of complaint	Show cause notice for non-registration of ongoing project under proviso of section 3(1) of the RERA Act, 2016
2.	Name of the Promoter	M/s CMD International Land Developers Pvt. Ltd.
3.	Name of the project	Arete
4.	Nature of the project	Group Housing Colony
5.	Location of the project	Sector 33, Gurugram
6.	License No.	44 of 2023 dated 23.03.2012
7.	Area	11.6125 acres
8.	Registration Certificate	Not Registered
9.	Notice No. and Dated	HARERA/GGM/2018/Suo Motu/NON-REG/225 dated 16.01.2019 RERA-GRG-5852-2019 dated 29.11.2019
10.	The present case arises out of a show cause notice issued for non-registration of an ongoing project under the proviso to Section 3(1) of the Real Estate (Regulation and Development) Act, 2016 vide Notice No. RERA-GRG-5852-2019 dated 29.11.2019. During proceedings in the complaint vide CR/373/2018 filed by complainant against M/s CMD International Land Developers Pvt. Ltd. in respect of the project Arete located at Sector 33, Gurugram. It noticed that the promoter has not obtained completion/occupation/part completion/part occupation certificate for the above project in accordance with the terms and conditions of the licenses. As per proceeding dated 27.01.2020, With reference to show cause notice No. RERA-GRG-5852-2019 dated 29.11.2019, none is present on behalf of respondent company despite calling the matter twice. It seems that the promoter is not interested to pursue the matter. In view of the non-appearance of the promoter the Authority has decided to proceed against the promoter Ex-parte. The matter is fixed for hearing on 25.02.2020 at 11:00 AM. As per proceeding dated 25.02.2020, With reference to show cause notice No. RERA-GRG-5852-2019 dated 29.11.2019, none is present on behalf of respondent company despite calling the matter twice. In view of the non-appearance of the promoter the Authority has decided to proceed against the promoter Ex-parte. The case is adjourned to 20.04.2020 at 11:00 AM. As per proceeding dated 20.04.2020, Matter adjourned to 30-05-2024 at 10:30 A.M. As per proceeding dated 30.05.2024, Sh. Alimuiddin (Director) and Sh. C.M. Dubey (GM Sales) appeared on behalf of The CMD International Land Developers. AR and director of the promoter states that out of the total licensed area measuring 11.6125 acres, they have got registered area measuring 8.79 acres on 08-02-2019 vide RC No. 06 of 2019. The promoter is directed to apply for registration of the unregistered part of the license within	

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 अर्न्तगत गठित प्राधिकरण
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



HARERA
GURUGRAM

**HARYANA REAL ESTATE REGULATORY
AUTHORITY GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

3 weeks otherwise the authority shall be bound to initiate penal proceedings as per provisions of RERA Act, 2016. Matter to come up on 10-06-2024 at 10:30 A.M.

As per proceeding dated 10.06.2024, Matter adjourned to 11-06-2024 at 10:30 a.m.

As per proceeding dated 11.06.2024, Advocate Pratyaksh Sharma appeared on behalf of The CMD International Land Developers. Counsel for the promoter has submitted the reply which needs to be examined but he is unable to clarify the details of the project. Hence, the director of the company is directed to appear personally to clarify the exact status of the project on 20-06-2024 at 10:30 A.M.

As per proceeding dated 20.06.2024, None is present on behalf of the respondent. The matter is adjourned for next hearing.

As per proceeding dated 19.07.2024, None is present on behalf of the respondent. The matter is adjourned for next hearing.

Suruchi Pandey
Suruchi Pandey 23/10/25
Chartered Accountant

On leave
Ashish Kush
Planning Executive

Day and Date of hearing

Thursday and 23.10.2025

Proceeding of the day

Sh. Alimuddin (Director) and Sh. Arpit Gupta, In-house Counsel, present on behalf of the respondent and states that the total land measuring 11.6125 acres is licensed under License No. 44 of 2012 dated 23.03.2012, out of which 8.79 acres has been registered with the Authority vide Registration Certificate No. 06 of 2019 dated 08.02.2019 under the name "Arete Phase-I." It was further informed that the Hon'ble NCLT, New Delhi, vide order dated 29.02.2024, has declared a moratorium in respect of the project "Arete." A copy of the said NCLT order has been submitted. In view of the above, notice be issued to the IRP/RP of the respondent company to comply with the provisions of the Act, 2016.

The matter to come upon 13.10.2025.

Ashok Sangwan
(Member, HARERA)