



**Hearing brief for non-registration of Project u/s 3
Case no. RERA-GRG-5907-2019**

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 Ansal Housing and Construction Ltd.
3.	Name of the project	Ansal Amantre
4.	Nature of the project	Residential Project
5.	Location of the project	Sector 88A, Gurugram
6.	License No.	42 of 2013 dated 06.06.2013
7.	Area	10.10 acres
8.	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-5907-2019 dated 02.12.2019. During proceedings in the complaint vide no. 46/2018 filed by Mr. Sushil Kumr Batra against M/s Ansal Housing and Construction Ltd. In respect of real estate project named as Ansal Amantre located in sector 88A, 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 20.01.2020, With reference to show cause notice No. RERA-GRG-5907-2019 dated 02.12.2019, 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 10.02.2020 at 11:00 AM. As per proceeding dated 10.02.2020, With reference to show cause notice No. RERA-GRG-5907-2019 dated 02.12.2019, Mrs. Meena Hooda on behalf of company appeared before the authority for personal hearing. On behalf of respondent, no reply has been submitted against notices issued. Hence 10 days' time has been given to submit the reply. The case is adjourned to 16.03.2020 at 11:00 AM As per proceeding dated 16.03.2020, With reference to show cause notice No. RERA-GRG-5907-2019 dated 02.12.2019, none appeared on behalf of company before the authority for personal hearing. On behalf of respondent, no reply has been submitted against notice issued. For quantum of penalty, notice be issued as the promoter have failed to represent their matter before the authority even after giving two hearings. The matter is adjourned to 27.04.2020 at 11:00 AM. As per proceeding dated 27.04.2020, Matter adjourned to 30-05-2024 at 10:30 A.M. As per proceeding dated 30.05.2024, Sh. Dushyant Arora (AR) and Sh. Amandeep Kadyan (Advocate) appeared on behalf of M/s Ansal Housing Ltd. Counsel and AR of the promoter request for adjournment of hearing to file the detailed reply. Matter to come up	

on 10-07-2024 at 10:30 A.M.

As per proceeding dated 10.07.2024, Sh. Ashok Sharma General Manager of M/s Ansal Housing Ltd. present and states that they have filed reply and they discontinued the project and sold it to M/s Perfect Mega Structure situated Pvt. Ltd. at E-58, 2nd Floor, Jagatpuri, New Delhi 110051 and COD has been obtained by buyer and authority should direct buyer to apply for registration. Further stated that the original landowner M/s Ansal Housing Ltd. had sold some units, which they have settled with those allottees. M/s. Ansal Housing Ltd. to file an affidavit duly attested by first class magistrate to the effect that they have cleared all old allottees prior to COD. Copy of COD is filed today. Authority to examine reply and to send notice to Perfect Mega Structure Pvt. Ltd. for registration of project Matter to come for further proceedings on 25.07.2024 at 11:30 A.M.

As per proceeding dated 25.07.2024, Present Sh. Gaurav Aggrawal counsel for M/s Perfect Mega Structure Pvt Ltd. and stated that they had purchased a piece of land of 10.10 acre from M/s Oriane Developers Pvt Ltd. on 20.10.2022 vide CD and COD has been obtained on 21.11.2023. It was further submitted that M/s Oriane Developers Pvt Ltd. is a fully owned subsidiary of M/s Ansal Housing Ltd. and M/s Oriane Developers Pvt Ltd. had purchased land from M/s Vaibhav Warehousing Pvt Ltd. and launched project in name of Ansal Amantre in 2013-14. Further submitted that M/s Oriane Developers Pvt Ltd had refunded the amount received from old allottees prior to COD. M/s Oriane Developers Pvt Ltd had applied for RERA registration on 29.12.2018 which was rejected by authority on 14.10.2019 on basis of non-compliances of deficiencies. It is clear from facts above that the project was an ongoing project and there is a violation of Sec 3 of Act of 2016. Hence, show cause is given to M/s Oriane Developers Pvt Ltd. as to why penalty u/s 59 of Act of 2016 should not be imposed.

As per proceeding dated 07.08.2024, Respondent request for adjournment of 3 weeks through mail dated 31.07.2024 and 05.08.2024. Request is allowed. The matter is adjourned to 28.08.2024.

The matter was last heard on 07.08.2024 and was scheduled for further hearing on 28.08.2024. However, due to some reasons, the hearing could not take place. The Authority has now reviewed the case and scheduled the next hearing for 06.11.2025.

As per proceeding dated 06.11.2025, Due to member being on leave, the matter adjourned to 27.11.2025.

Suruchi Pandey
Suruchi Pandey 27/11/25
Chartered Accountant

Ashish Kush
Ashish Kush
Planning Executive

Day and Date of hearing

Thursday and 27.11.2025

Proceeding of the day

Sh. Ashok Sharma, Sh. Amandeep Kadyan (Advocate) and Sh. Dushyant Arora are present on behalf of the respondent.

The AR and the counsel for M/s Oriane Developers Pvt. Ltd. state that a residential group housing

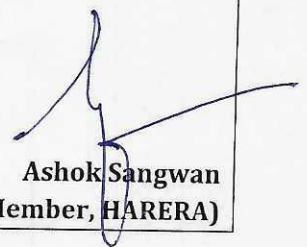
project on 10.10 acres (License no. 42 of 2013) was being developed by the respondent who had applied for registration with the RERA Authority on 08.01.2019 which was found complete in all respects on 07.10.2019. However, thereafter no RC was issued. Further, due to financial difficulties the project was sold to M/s Perfect Megastructure Pvt. Ltd. in Oct 2022. They further informed that all allottees of the project have been settled either by way of transfer or refund and information for discontinuation of project was submitted to the Authority on 30.05.2024. An affidavit dated 24.02.2024 of the authorised signatory of the company has been placed on record in this regard. A copy of the COD permission granted by DTCP in favour of M/s Perfect Megastructure Pvt. Ltd. dated 21.11.2023 has been placed on record.

A perusal of the earlier proceedings reveals that the Authority had directed that a notice to be issued to M/s Perfect Megastructure Pvt. Ltd. during the proceedings dated 10.07.2024. It is further seen from the file that vide their letter dated 21.08.2024, M/s Perfect Megastructure Pvt. Ltd. have stated that an application for registration of project shall be submitted once the company obtains a license and approval of construction maps from the competent Authority and other such clearances.

In view of the above the following is directed:

- (i) A public notice be issued regarding the affidavit submitted by M/s Oriane Developers Pvt. Ltd. w.r.t the abandonment of the project and settlement of all claims.
- (ii) A notice be issued to M/s Perfect Megastructure Pvt. Ltd. to come present and update the status of the project land.
- (iii) A letter be issued to DTCP, Haryana for intimating the status of approval of building plans w.r.t the license no. 42 of 2013.

The matter to come up on 18.12.2025.



Ashok Sangwan
(Member, HARERA)

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