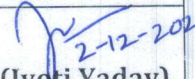



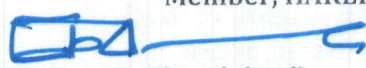
NON-COMPLIANCE OF REGISTRATION CERTIFICATE HEARING BRIEF

Sr. No	Particulars	Details				
1.	Registration Certificate No.	RC/REP/HARERA/GGM/562/294/2022/37				
2.	Date of registration	16/05/2022				
3.	Date of validity of registration	9/12/2026				
4.	Name of the project	Central Park Flower Valley Phase III				
5.	Name of the promotor	M/s St Patricks Realty Pvt Ltd				
6.	Nature of the project	PC				
7.	Location of the project	Sector 29, 30, 32 & 33, Gurugram				
8.	Area registered	41.077 acres				
9.	Suo-Moto complaint No.	RERA-GRG-7129-2022				
10.	Status of documents to be submitted within timeframe are as under:					
	S. no.	Conditions	Compliance end date	Date of approval obtained on	Status	No. of days lapsed
	1.	Approval of environment clearance within three months from date of grant of RC	14-08-2022	19-08-2022	Not on time	5 days
	2.	Approval of revised zoning plan within three months from date of grant of RC	14-08-2022	10-08-2022	On time	
	3.	Approval of renewal of license no. 28 of 2016 within three months from date of grant of RC	14-08-2022	31-05-2022	On time	
	4.	The promoter shall apply for registration of the floor and villas as a separate project within 30 days of issuance of RC	15-06-2022			
	5.	As the floors/villas are developed by the same developer, an undertaking will be provided that the promoter will offer possession of the floors and villas only after laying down of requisite infrastructure and after getting part CC of the area of the project where such units are situated.	15-06-2022			
	6.	The promoter shall submit updated information of the already registered project in detailed project information for phase-I & II in the	15-06-2022			

	authority within 30 days of issuance of this certificate.			
11.	Details of bank guarantees			
	Bank Name	BG No and Date	Amount	Valid upto
	IndusInd Bank	OGT0005220066081 dated 15-08-2022	25 lacs	15-08-2023
	IndusInd Bank	OGT0005220066111 dated 15-08-2022	25 lacs	15-08-2023
12.	File Status		Date	
	Show Cause notice sent on		31-10-2022	
	1 st hearing on		25-11-2022	
13.	Project Summary			
	<p>An application for registration of real estate project was submitted in the authority and the authority considered the application and granted registration certificate under section 5(1)(a) of the Act 2016 with the conditions mentioned above directing the promoter to comply with those conditions within the specified time mentioned against each condition. Since the promoter has failed to comply with the conditions within the stipulated time, therefore, a show cause notice dated 31-10-2022 was issued to the promoter for forfeiture of bank guarantee and directed the promoter to submit the reply within 15 days failing which further order will be passed by the Authority. In reference to SCN, the promoter submitted the reply vide Dak receipt no. 44203 dated 17-11-2022. The promoter submits that EC was already applied on 11-03-2022 but approval was delayed due to administrative reasons and not because of any deficiency on their part. Also, vide letter dated 10-08-2022, the promoter requested the authority for extension of time for submission of EC. Finally, the EC was approved on 09-08-2022 in 144th SEIAA, Haryana meeting and minutes was uploaded on 13-08-2022. EC was digitally signed on 19-08-2022 and uploaded on 22-08-2022.</p> <p>Proceeding dated 25-11-2022 Matter adjourned for 02-12-2022.</p>			
			 (Jyoti Yadav) Planning Executive	
Day and Date of hearing		Friday and 02-12-2022		
Proceeding recorded by		Ram Niwas		
PROCEEDINGS OF THE DAY				
Proceedings dated: 02-12-2022 Ms. Jyoti Yadav, Planning Executive briefed about the facts of the project. Sh. Saurabh Bhardwaj (Manager) is present on behalf of the promoter. The promoter states that he has already complied with conditions of the registration certificate and will submit detailed reply. The matter to come up on 16.12.2022.				


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


(Dr. Krishana Kumar Khandelwal)
Chairman, HARERA, Gurugram