

PROCEEDINGS OF THE DAY

Day and Date of hearing	Wednesday and 03-07-2024
Suo Moto Complaint No.	RERA-GRG-346-2024 and RERA-GRG -8118-2022
Nature of complaint	Show cause notice for non-registration of ongoing project under proviso of section 3(1) of the RERA Act, 2016
License No.	13 of 2011
Project name	ATS Kocoon and Chintels Caladium
Promoter name	Chintels India Pvt. Ltd. ATS Infrastructure Ltd Solutrean Building Technologies pvt Ltd Umritha Infrastructure Development LLP
Respondent represented through	Advocate Chahat Arya appeared on behalf of Solutrean Building Technologies pvt Ltd. Mr. Surender Kumar (Manager) and Ms. Harsha (Manager) appeared on behalf of ATS Infrastructure Ltd and Umritha Infrastructure Development LLP Advocate Shubham Dayma appeared on behalf of Chintels India Pvt. Ltd.

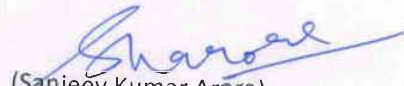
Proceeding dated 03-07-2024

Present Mr. Shubham Dayma, Advocate for Chintels India Pvt. Ltd. appeared and requested two weeks' time to file final approval of BIP and to appear for argument on 07.08.2024 at 11A.M.

Present Mr. Surender Kumar (Manager) and Ms. Harsha (Manager) appeared and filed copy of deed as directed vide proceedings dated 29.05.2024 to prove that ATS Kocoon is part of Umritha Infrastructure Development LLP which is in NCLT. Reply needs to be examined.

Present Proxy Counsel Chahat Arya on behalf of Solutrean Building Technologies Pvt Ltd and filed revised affidavit that they shall apply for registration prior to selling but authority is of view that, since Building plans of commercial component are already approved, the promoters must apply for registration with in 20 days. Further it is noticed from affidavit that OC of project (Chintels Caladium) Sector 109, Gurugram was registered on 08.11.2017 which is after that date of coming into force of the Act of 2017. Hence, they are directed to apply for registration of project as it was an ongoing project as on date of implementation of RERA. They must apply for registration within 20 days and to show cause as to why penalty proceedings u/s 59 should not be initiated and why penalty for non-registration should not be imposed as OC received on 08.11.2017 was not an OC received prior to act coming in force as fire NOC was received by promoters on 10.10.2017.

Matter to come for further proceedings on 07.08.2024 at 11 A.M.


 (Sanjeev Kumar Arora)
 Member, HARERA

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