



New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

**PROCEEDINGS OF THE DAY**

Day and Date	Thursday and 30-05-2024
Suo Motu Complaint No.	RERA-GRG-910-2023
Nature of complaint	Show cause notice for non-registration of ongoing project under proviso of section 3(1) of the RERA Act, 2016
Project Name	Gurgaon One-84
License No.	61 of 2009
Area	12.515 Acres
Promoter Name (Respondent)	M/s Magnum International Trading Co. Pvt. Ltd
Respondent represented through	Advocate Vikas Verma

Advocate Vikas Verma appeared on behalf of the promoter and submitted documents which were called from them during the hearing held on 02-05-2024.

The promoter was issued show cause notice on account of non-registration of ongoing project of Gurgaon One located in sector 84, Gurugram. The promoter had submitted the reply stating that they had applied for occupation certificate on 27-10-2016 and obtained occupation certificate vide memo no. ZP-573/SD(BS)/2017/25404 dated 09-10-2017. As per rule 2(1)(o) of Haryana Real Estate (Regulations and Development) Rules, 2017 which is reproduced below:

*"on going project" means a project for which a license was issued for the development under the Haryana Development and Regulation of Urban Area Act, 1975 on or before the 1st May, 2017 and where development works were yet to be completed on the said date, but does not include:*

*(i) any project for which after completion of development works, an application under Rule 16 of the Haryana Development and Regulation of Urban Area Rules, 1976 or under sub code 4.10 of the Haryana Building Code 2017, as the case may be, is made to the Competent Authority on or before publication of these rules and*

*(ii) that part of any project for which part completion/completion, occupation certificate or part thereof has been granted on or before publication of these rules.*

In view of the submissions and relevant papers submitted by the promoter in this context, the application for obtaining occupation certificate has been filed before coming into force of Haryana Real Estate (Regulations and Development) Rules, 2017. Therefore, the said project is exempted from the registration of the real estate project under rule 2(o)(i) of Haryana Real Estate (Regulations and Development) Rules, 2017 and accordingly, proceedings stands dropped as of now.

*(Sanjeev Kumar Arora)*

**Member, HARERA**