

PROCEEDINGS OF THE DAY

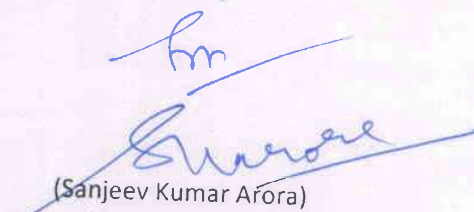
Day and Date of hearing	Wednesday and 03-07-2024
Suo Moto Complaint No.	RERA-GRG-918-2020
Nature of complaint	Show cause notice for non-registration of ongoing project under proviso of section 3(1) of the RERA Act, 2016
License No.	251 of 2007, 09 of 2008
Project name	Chintels Paradiso
Promoter name	Chintels India Pvt. Ltd.
Respondent represented through	Advocate Shubham Dayma appeared on behalf of Chintels India Pvt. Ltd.

Proceeding dated 03-07-2024

Present Mr. Shubham Dayma, Advocate on behalf of promoters submitted that reply had been filed on 27.09.2023 and further complaints were filed on 06.05.2024 which are record.

As per record OC of project was received on 20.06.2017 which is Annexure R-3 Page no. 12 of reply with a condition number 3 to apply for disposal of sewerage, draining and water supply in 15 days and further promoter shall maintain internal services till handover and after grant of final completion. Further as per condition no 18 of the OC letter it is specified that any violation of abovesaid conditions shall render the OC NULL & VOID.

It is pertinent to note that as per Page 11, R-3 of Compliance report filed by promoters they have applied for sewerage connection on 12.12.2019 that is after more than 2.5yrs of OC and application for Strom water was made on 20.06.2022 that is five years after OC. Hence promoters have violated the condition no. 3 of its OC dated 20.06.2017 which invalidates its OC and hence the project was an ongoing project as per definition of ongoing project given in the Act, 2016 and hence registrable u/s 3 & 4 of the Act, 2016. They are directed to get it registered and show cause why penalty u/s 59 should not be imposed. One month time is being given to the promoters to apply for registration of project and their reply for invoking provision of sec 59 of the Act of 2016 must reach in the authority with in ~~twenty~~ ^{thirty} days. Matter to come for further proceedings on 07.08.2024 at 11 A.M.


(Sanjeev Kumar Arora)
Member, HARERA