



HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विभाग गृह निवास लाईन गुरुग्राम हरियाणा

No.	14-19/225/2018/HARERA/CIMO	Date:	28.11.2018
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From	To
The Commissioner Investigation & Monitoring Officer.	<ol style="list-style-type: none"> 1. OSD/PS to Hon'ble Chairperson. 2. PS to Hon'ble Members. 3. Nodal Officers/representatives of: <ol style="list-style-type: none"> i) M/s Orris Infrastructure Pvt Ltd ii) M/s Three C-Shelter Pvt Ltd. iii) Greenopolis Residents Welfare Association.

Sub: Minutes of the meeting held under the chairmanship of Dr. K.K Khandelwal, Chairperson, Haryana Real Estate Regulatory Authority, Gurugram on 27.11.2018 at HARERA, Gurugram.

A copy of minutes of meeting held under the chairmanship of Dr. K.K Khandelwal, Chairperson, Haryana Real Estate Regulatory Authority, Gurugram on 27.11.2018 at HARERA, Gurugram is sent here with for information/necessary action and compliance.

meenu an
Commissioner investigation &
Monitoring officer



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

**MINUTES OF THE MEETING HELD UNDER THE CHAIRMANSHIP OF
HON'BLE CHAIRPERSON, HARYANA REAL ESTATE REGULATORY
AUTHORITY, GURUGRAM ON 27.11.2018 AT 04.00 PM IN THE OFFICE
OF HARERA, GURUGRAM.**

Present:

(From Authority)

1. Mr. Samir Kumar, Hon'ble Member, HARERA, Gurugram.
2. Mr. S.C Kush, Hon'ble member, HARERA, Gurugram.
3. Prof.(Dr.) M.S Turan, Commissioner Investigation & Monitoring Officer.

(From Promoters/Developers)

4. Mr. Vijay Gupta, Chairman, M/s Orris Infrastructure Pvt. Ltd.
5. Mr. Amit Gupta, MD and Nodal officer -M/s Orris Infrastructure Pvt. Ltd.
6. Mr. Vidur Bharadwaj, Director, M/s Three C- Shelters Pvt. Ltd.
7. Mr. S. K Goyal, Advocate, M/s Orris Infrastructure Pvt. Ltd.
8. Mr. Animesh Goyal, Advocate, M/s Orris Infrastructure Pvt. Ltd.

(From consultancy firms)

9. Mr. Rupender Malik, M/s Currie & Brown(India) Pvt. Ltd.
10. Mr. Amit Chauhan, M/s Currie & Brown(India) Pvt. Ltd.

(From GWA/allottees)

11. Mr. Vijay Raj, Greenopolis Welfare Association.
12. Mr. Ankush Jain, Greenopolis Welfare Association.
13. Mr. Sachin Bhanot, Greenopolis Welfare Association.
14. Mr. Venket Rao, Advocate, Greenopolis Welfare Association.
15. Mr. Ankush Jain, Greenopolis Welfare Association.
16. Ms. Manu Verma, Greenopolis Welfare Association.
17. Ms. Sushma Yadav, Greenopolis Welfare Association.



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

During the meeting, Hon'ble Chairperson discussed with stake holders, the findings of due diligence report and quantity survey report submitted by the Commissioner Investigation & Monitoring officer to the Authority. It was brought out that the project is viable, and it is high time that the Promoters/Developers M/s Orris Infrastructure & Three C Shelters Pvt. Ltd. should mutually decide as to who will complete the remaining work on the Greenopolis project in a speedy manner in the light of the spirit of HARERA's decision taken on 02.08.2018 and in subsequent meetings. The serious implications of default in non-resumption of construction work and failure to honour the commitments made by promoters/developers were also categorically stated. Sh. Vidur Bhardwaj, Director of M/s Three C Shelters stated that they are in dialogue with M/s Orris Infrastructure asking the latter to complete the remaining work on the project for which they (Three C Shelters) have offered as consideration some land parcels in Noida and other places. However, Sh. Vijay Gupta, Chairman of Orris Infrastructure stated that the deal between them has not yet been finalized. Mr. Amit Gupta, Director of Orris Infrastructure made a statement that Orris Infrastructure Pvt. Ltd. is ready to complete the remaining work of the project and he further prayed for attachment of unencumbered assets of Three C Shelters Pvt. Ltd. to secure the money payable by them (Three C Shelters) in the project. For this he committed to submit the list of unencumbered assets of Three C Shelters Pvt. Ltd. by way of an affidavit to the Authority upto 29.11.2018(12.00 noon).

The Directors of promoters/developers companies present in the meeting payed that they be given time upto 29.11.2018, (12.00 noon) to submit their mutually decided development plan to resume construction on the stalled

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Greenopolis Project in full earnest. Accordingly, the further proceedings were deferred till 29.11.2018(12.00 noon).

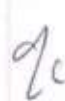

Commissioner Investigation &
Monitoring officer. 28.11.18

No.	03/225/2018/HARERA/INVESTIGATION	Date:	18.09.2018
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From	To
The Secretary Haryana Real Estate Regulatory Authority Gurugram.	1. OSD/PS to Hon'ble Chairperson. 2. PS to Hon'ble Members 3. PA to Commissioner Investigation & Monitoring Officer 4. Legal Executive/ADA, HARERA 5. Nodal Officers/representatives of: i) M/s Orris Infrastructure Pvt Ltd ii) M/s Three C-Shelter Pvt Ltd. iii) M/s Currie & Brown(India) Pvt Ltd. iv) M/s Quantum Infraproject Pvt Ltd. v) Greenopolis Residents Welfare Association.

Sub: Minutes of the meeting held under the chairmanship of Dr. K.K Khandelwal, Chairperson, Haryana Real Estate Regulatory Authority, Gurugram on 17.09.2018 at HARERA, Gurugram.

A copy of minutes of meeting held under the chairmanship of Dr. K.K Khandelwal, Chairperson, Haryana Real Estate Regulatory Authority, Gurugram on 17.09.2018 at HARERA, Gurugram is sent here with for information/necessary action and compliance.



Secretary
Haryana Real Estate Regulatory Authority
Gurugram.

**MINUTES OF THE MEETING HELD UNDER THE CHAIRMANSHIP
OF CHAIRPERSON, HARYANA REAL ESTATE REGULATORY
AUTHORITY, GURUGRAM ON 17.09.2018 AT HARERA,
GURUGRAM**

Present:

1. Prof.(Dr.) M.S Turan, Commissioner Investigation & Monitoring officer
2. Mr Virender Chaudhary, HCS, Secretary, HARERA, Gurugram.
2. Mr. Vijay Gupta, Chairman, M/s Orris Infrastructure Pvt Ltd.
3. Mr Amit Gupta, MD-M/s Orris Infrastructure Pvt Ltd.
4. Mr. Vidur Bharadwaj, Director, M/s Three C- Shelter Pvt Ltd.
5. Mr. Nirmal Singh, Director, M/s Three C- Shelter Pvt Ltd.
6. Mr Ravi Bhargav, Nodal Officer-M/s Three C- Shelter Pvt Ltd.
7. Mr. Rupender Malik, M/s Currie & Brown(India) Pvt. Ltd.
8. Mr Amit Gupta, M/s Quantum Infraproject Pvt. Ltd.

During the meeting, the promoters of the Greenopolis project M/s Three C Shelter as well as M/s Orris Infrastructure Pvt. Ltd. reiterated their commitment for starting the project in accordance with the Authority decision dated 02.08.2018 and as decided in the previous meeting dated 07.09.2018.

1. As per discussion taken in previous meeting dated 07.09.2018, for transferring of the money in the collection bank account of the project, Mr. Nirmal Singh and Mr. Vidur Bhardwaj informed and committed that the decided amount will soon be transferred in the collection account of Greenopolis Project at sector-89, Gurugram.

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Mr. Nirmal Singh, Director of Three C Shelters Pvt. Ltd. informed that they have several properties in Gurugram/Noida which they are ready to dispose off for mobilization of funds for the project. In this regard, he also proposed to hold a meeting with Mr. Vijay Gupta, C.M.D & Mr. Amit Gupta, M.D of M/s Orris Infrastructure just after this meeting. Therefore, Hon'ble Chairperson desired that the property details of M/s Three C Shelters Pvt. Ltd. may also be provided to the Authority.

2. Regarding Provisional registration of the project, Hon'ble Chairperson, HARERA Gurugram instructed to file an application for registration in the new format at earliest. The application for registration of the project shall be made jointly by the promoter and developer M/s Three C Shelter Pvt. Ltd. and co-promoter and license holder M/s Orris Infrastructure Pvt. Ltd. If need be and major requirements are met, the Authority may also consider issuing provisional registration in the interest of the project work.
3. Mr. Amit Gupta, M.D of M/s Orris Infrastructure Pvt. Ltd. informed that CTE (Consent to Establish) certificate has been expired which needs renewal at the behest of Three C Shelters Pvt. Ltd. be renewed. Hon'ble Chairperson asked the promoters concerned to comply with this requirement at the earliest.
4. About payment of the consultancy firms, it was confirmed by Mr. Amit Gupta of M/s Quantum Infraproject Pvt. Ltd. that his fifty percent payment has been made by M/s Three C Shelter and Mr.

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Ravi Bhargav, Nodal officer ensured that payment of M/s Currie & Brown(India) Pvt. Ltd. will be made within two or three days.

5. On being asked about progress report of Quantum ProjectInfra Pvt. Ltd. for the estimation of cost incurred & balance to be incurred for the Greenopolis Project, Sector-8/9, Gurugram, Mr. Amit Gupta of Quantum ProjectInfra Pvt. Ltd. requested for extension of time period upto 30.09.2018, as the last set of data received from developer M/s Three C Shelter was only on 12.09.2018. Hon'ble Chairperson agreed for the same and desired that M/s Currie & Brown should furnish their work as scheduled so that the final report is submitted in time. Both the consultancy firms will give mid-term presentation, besides concurrent assessment of their work by Commissioner Investigation & Monitoring officer.
6. On asking about the bank details, Mr. Ravi Bhargav of Three C Shelter informed that their bank account details have been provided to the Commissioner Investigation & Monitoring Officer.

Copy of above proceedings be sent to the Commissioner Investigation and Monitoring Officer and to the Association of allottees of Greenopolis project by the Secretary HARERA, Gurugram.

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

No.	14-19/225/2018/HARERA/INVESTIGATION	Date:	04.12.2018
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From	To
The Commissioner Investigation & Monitoring Officer.	<ol style="list-style-type: none"> 1. OSD/PS to Hon'ble Chairperson. 2. PS to Hon'ble Members. 3. Nodal Officers/representatives of: <ol style="list-style-type: none"> i). M/s Orris Infrastructure Pvt. Ltd ii). M/s Three C-Shelter Pvt. Ltd. iii). Greenopolis Residents Welfare Association.

Sub: Minutes of the meeting held under the chairmanship of Dr. K.K Khandelwal, Chairperson, Haryana Real Estate Regulatory Authority, Gurugram on 29.11.2018 at HARERA, Gurugram.

A copy of minutes of meeting held under the chairmanship of Dr. K.K Khandelwal, Chairperson, Haryana Real Estate Regulatory Authority, Gurugram on 29.11.2018 at HARERA, Gurugram is sent here with for information/necessary action and compliance.

[Signature]
Commissioner Investigation &
Monitoring Officer 4.12.18

2/17/2018



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

**MINUTES OF THE MEETING HELD UNDER THE CHAIRMANSHIP OF
HON'BLE CHAIRPERSON, HARYANA REAL ESTATE REGULATORY
AUTHORITY, GURUGRAM ON 29.11.2018 AT 04.00 PM IN THE OFFICE
OF HARERA, GURUGRAM.**

Present:

(From Authority)

1. Mr. Samir Kumar, Hon'ble Member, HARERA, Gurugram.
2. Mr. S.C Kush, Hon'ble member, HARERA, Gurugram.
3. Prof.(Dr.) M.S Turan, Commissioner Investigation & Monitoring Officer.

(From developer/promoter)

4. Mr. Vijay Gupta, Chairman, M/s Orris Infrastructure Pvt. Ltd.
5. Mr. Amit Gupta, Director and Nodal officer -M/s Orris Infrastructure Pvt. Ltd.
6. Mr. Vidur Bharadwaj, Director, M/s Three C- Shelters Pvt. Ltd.
7. Mr. Nirmal Singh, Director, M/s Three C- Shelters Pvt. Ltd.
8. Mr. Ravi Bhargav, Nodal Officer-M/s Three C- Shelter Pvt. Ltd.
9. Mr. Jagmohan Dang, Advocate - M/s Orris Infrastructure Pvt. Ltd.
10. Mr. Ravi Shankar Nanda, Advocate-M/s Three C Shelters Pvt. Ltd.

In continuation of the meeting of the Authority held on 29.11.2018 with stakeholders of Greenopolis Project in sector-89, Gurugram, today's meeting was held with promoter/developer of this Project under the Chairmanship of hon'ble Chairperson, Dr. K.K Khandelwal, so as to conclude the discussion on further course of action to complete the project. After a thorough

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discussion on the mutual dialogue already held between Orris and Three C Shelters Pvt. Ltd., it was resolved that: -

- I. The project will be taken over for completion of the remaining work by Orris Infrastructure Pvt. Ltd. for which Three C shelters Pvt. Ltd. will compensate Orris Infrastructure with a consideration in the form of landed property mutually agreed upon between them.
- II. Both the promoters/developers will formally sign an agreement with the help of their respective counsels, Mr. Jagmohan Dang on behalf of M/s Orris Infrastructure and Mr. Ravi Shankar Nanda on behalf of M/s Three C Shelters and submit a copy of the same in the office of HARERA Gurugram for information latest by 04.12.2018.
- III. Orris Infrastructure will commence the work in full swing on 16.12.2018 and shall complete the project within 02 years in a phased manner as mentioned in the quantity survey/due diligence report.
- IV. The Authority will provisionally register the project to facilitate in the interest of early resumption of work, and the promoter Orris Infrastructure Pvt. Ltd. will apply in the new format at the earliest for a regular registration and Three C will handover all documents/information in this respect to the Orris Infrastructure Pvt. Ltd.

msfman
Commissioner Investigation
& Monitoring Officer 4.12.18



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

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Subject : Meeting with the representatives of M/s Orris Infrastructure Pvt. Ltd. And M/s 3C Shelters Pvt. Ltd., in the office of HARERA, Gurugram on 7.9.2018

In pursuance of the Authority directions dated 6.9.2018, a meeting was held with the authority on 7.9.2018 which was attended by Sh. Vijay Gupta, Chairman, Orris Infrastructure Pvt. Ltd. and Sh. Vidur Bhardwaj, Director, 3C Shelters Pvt. Ltd. The following decisions were taken/observations were made:-

1. The license for the project is valid up to December, 2019.
2. The Orris Infrastructure Pvt. Ltd has entered into irrevocable development agreement with 3C Shelters Pvt. Ltd. The development agreement is registered. It also delineates marketing rights in the ratio of 35:65 to Orris and 3C shelters Pvt. Ltd., respectively. The arrangement is that development of the project shall be completed in all respect by 3C shelters Pvt. Ltd. As per above ratio 35% inventory has already been allotted to Orris Infrastructure Pvt. Ltd., Accordingly, the responsibility for development and construction of this project lies with 3C Shelters Pvt Ltd. Orris infrastructure will finally get allotted 35% apartments duly constructed and completed by 3C shelters Pvt. Ltd.
3. As the license is in the name of Orris Infrastructure Pvt. Ltd. accordingly in the builder buyer agreement the confirming party shall be the land owner in case of sale by the developer and confirming party shall be 3C Shelters pvt. Ltd. in case of marketing by land owner/license holder.
4. External development charges and internal development charges were to be paid by the license holder and the developer in their respective proportion. Irrespective of the fact as what was the arrangement in the beginning regarding payment of EDC and IDC it was agreed that both license holder and developer shall clear their dues of EDC and IDC respectively. They may make use of the recent amnesty scheme of the government for payment of EDC and IDC dues.
5. Keeping in view the new provisions of law regarding ESCROW account the Orris Infrastructure Pvt Ltd shall open separate account for this project wherein the money to be realized from the Greenopolis project shall be deposited. As a matter of additional pre-caution the Orris Infrastructure Pvt. Ltd. will draw funds from this account for payment of EDC and IDC and other government dues as per



obligation of development agreement and not for construction in the project. Sh. Vidur Bhardwaj representative of 3Shelters Pvt. Ltd., narrated that there are only two live accounts related to this project and rest of the accounts are either dormant or have been closed down. The details of drawal and deposit in all accounts right from the beginning of the project shall be submitted separately to the financial due diligence firm as well as to the Commissioner Investigation in respect of all accounts either live or closed down. The live account shall be converted into one ESCROW account and only construction cost and government dues shall be paid out of it under intimation/permission of the authority.

6. Keeping in view the above factors and also the interest of the allottees the Authority decided that provisional registration for this project be given subject to compliance of terms and conditions mentioned therein. The application for registration of the project shall be made jointly by the promoter and developer 3C Shelters Pvt. Ltd. and co-promoter and license holder Orris Infrastructure Pvt. Ltd. There is a firm commitment by 3C shelters Pvt Ltd., to complete the project within two years i.e. by 30th of September, 2020. The project is now to be developed in three phases. Phase one comprising of towers 15,16,17,18,19,20 and 21 shall be completed and occupation certificate applied after all due NOCs by 31st of March, 2019 after completing all statutory requirements; Phase-II comprising of Tower 1 to 12 shall be completed and OC applied after all requisite NOCs by 31st December, 2019 and the third phase would be completed and OC applied after all formalities before 30th of September, 2020. Mention of this time schedule is to be made in the provisional registration certificate.

7. The license holder and developer have entered into an agreement without permission of the government/DTCP Haryana which may attract action against the license holder as well as against the developer which finally in turn will affect the interest of the allottees. BIP permission is necessarily and legally required to regularize the already entered agreement by the developer and license holder. License holder shall apply for BIP in favour of 3C shelters pvt. Ltd., with DTCP Haryana, preferably within a month. The fee for BIP shall be paid to the government for which the drafts shall be made by the developer 3 C shelters Pvt. Ltd. preferably within a month and thereafter within three days of getting the draft



HARERA
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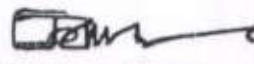
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the licensee shall apply for the BIP and persue with the government for issuance of the same well in time.

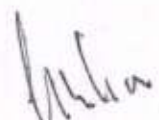
8. 3C Shelters Pvt. Ltd. made a commitment that the work on the project will start in full swing by 15th of October, 2018 so that the timelines issued by the authority as set out above are met with. Both the representative of the license holder Sh. Vijay Gupta and Sh. Vidur Bhardwaj Director, as representative of 3 C shelters Pvt. Ltd., affixed their consent and signature to this document which will be treated at par with the direction of the authority and in case of non-compliance may attract penal proceedings under the Act.

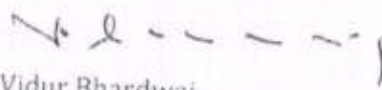
Copy of the above proceedings be sent to the Commissioner, investigation and to the Association of allottees of Greenopolis project by the Secretary HARERA, Gurugram.


(Samir Kumar)
Member


(K.K. Khandelwal)
Chairman


(Subhash Chand Kush)
Member


Vijay Gupta,
Representative of
M/s Orris Infrastructure Pvt. Ltd.


Vidur Bhardwaj
Representative of
M/s 3C Shelters Pvt. Ltd

MINUTES OF THE MEETING HELD UNDER THE
CHAIRMANSHIP OF Dr. M. S. TURAN, COMMISSIONER
INVESTIGATION & MONITORING OFFICER
ON 24.08.2018, SECTOR 89, GREENOPOLIS SITE: GURUGRAM

Present:

1. Mr Virender Chaudhary, HCS, Secretary,
HARERA, Gurugram
2. Mr Amit Gupta-M/s Orris Infrastructure Pvt
Ltd.
3. Mr Ravi Bhargav, Nodal Officer-M/s Three
C- Shelter Pvt Ltd.
4. Mr. Rupinder Malik-M/s Currie & Brown(India) Pvt. Ltd.
5. Mr Abid Akbar-M/s Currie & Brown(India) Pvt. Ltd.
6. Mr Amit Gupta- M/s Quantum Infraproject
Pvt Ltd.
7. Mr Vijay Raj alongwith Ms Pooja and Ms
Mahua- Greenopolis Residents
Welfare Association
8. Mr Satish Gola-Intygrat Business
Advisory(P) Ltd.

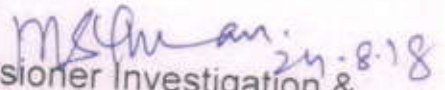
Chairing the meeting, Hon'ble Commissioner Investigation and Monitoring Officer welcomed the representatives of all associated with the Greenopolis Project.

In continuation of our meeting held on 21.08.2018 at HARERA in connection with completion of Greenopolis Project as per decision dated 02.08.2018 in Complaint No.225/2018 of HARERA and the duties and

responsibilities of all incumbents, the following decisions were taken at the site:

1. It was resolved that all partners/promoters of M/s Three C-Shelter Pvt Ltd as well as that of M/s Orris Infrastructure Pvt Ltd. shall be present on the next date of meeting at site or at HARERA offices premises
2. It was resolved that M/s Three C-Shelter Pvt Ltd. will immediately arrange Rs.20 crores as seed money to resume the construction work so as to instill a sense of confidence in the minds of allottees and to motivate them to pay further installments linked to stages of construction.
3. That tower-wise fortnightly progress report with videography with regard to actual construction work shall be submitted to the Commissioner Investigation & Monitoring Officer by M/s Three C-Shelter Pvt Ltd. and will also submit a statement of account of actual expenses incurred on the project till date. M/s Three C-Shelter Pvt Ltd. will also obtain a percentage of completion certificate from their Architect and submit the same to the Commissioner Investigation & Monitoring Officer.
4. It was desired in the meeting that M/s Three C-Shelter Pvt Ltd will construct the approach road to the project at their own costs and efforts and if there is any dispute on this issue they should mutually solve as per terms and conditions of their MoU. A copy of the MoU will be sent by Mr.Amit Gupta, MD of M/s Orris Infrastructure Pvt to the Commissioner Investigation & Monitoring Officer for reference and help in resolving the issue.

5. Representatives of Greenopolis RWA raised the issue of Registration of the Project in question, entry point to the project, covering of affluent drain, removal of high tension wires passing through the project. In this regard, representatives of M/s Three C-Shelter Pvt Ltd were instructed to submit a report by 29.08.2018 to the Commissioner Investigation & Monitoring Officer about the efforts/correspondence made with authorities concerned.


Commissioner Investigation & Monitoring Officer

Endst: No.02/225/2018/HARERA/Comr/Invst. Dated: 24.08.2018

Copy forwarded to the following for information and necessary action to:

1. OSD/PS to Hon'ble Chairperson.
2. PS to Hon'ble Members
3. PA to Secretary, HARERA
5. Legal Executive/ADA, HARERA
6. Nodal Officers/representatives of:
 - i) M/s Orris Infrastructure Pvt Ltd
 - ii) M/s Three C-Shelter Pvt Ltd.
 - iii) M/s Currie & Brown(India)Pvt Ltd.
 - iv) M/s Quantum Infraproject Pvt Ltd.
 - v) Greenopolis Residents Welfare Association.
 - vi) ADA, HARERA

**MINUTES OF THE MEETING HELD UNDER
THE CHAIRMANSHIP OF DR. M.S.TURAN
COMMISSIONER INVESTIGATION &
MONITORING OFFICER
ON 29.08.2018 AT HARERA:GURUGRAM**

Present:

1. Mr Virender Chaudhary, Secretary,
HCS, HARERA
2. Mr. Vijay Gupta, Chairman, M/s Orris
Infrastructure Pvt Ltd.
3. Mr Amit Gupta, MD-M/s Orris Infrastructure
Pvt Ltd.
4. Mr. Vidur Bharadwaj, Director, M/s
Three C- Shelter Pvt Ltd.
5. Mr Ravi Bhargav, Nodal Officer-M/s Three
C- Shelter Pvt Ltd.
6. Mr Amit Chauhan-M/s Three C- Shelter Pvt
Ltd.
7. Mr Tanweer Alam, Adv-M/s Three
C- Shelter Pvt Ltd.

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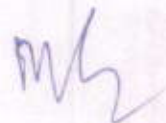
The meeting was convened with a view to resolve certain issues between the promoters of Greenopolis Project at Sector 89, Gurugram, namely, M/s Orris Infrastructure Pvt Ltd and M/s Three C-Shelter Pvt Ltd., and to impress upon them to execute in letter and spirit all decisions taken in earlier meetings held on 21.08.2018 at HARERA and on 24.08.2018 at Greenopolis Project, Sector 89, Gurugram in connection with completion of Greenopolis Project as per decision dated 02.08.2018 in Complaint No.225/2018 of HARERA.

1. It was agreed by Shri Vidur Bharadwaj, Director of M/s Three C-Shelter Pvt Ltd. that

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they will construct at their own cost the external road connecting the project with the main road from behind RPS School as well as internal road for which M/s Orris Infrastructure Pvt Ltd has already provided the requisite land.

2. Regarding transfer of money in the collection account in the bank for this project, Mr. Vidur Bharadwaj informed that they have sold a land parcel in NOIDA from which a sum of more than Rs.50 crores shall be received in the near future, and committed that this amount will also soon be transferred to the Collection Account of Greenopolis Project at Sector 89, Gurugram for an early resumption of construction work.



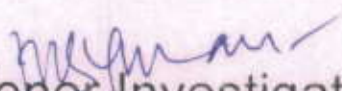
3. On being asked to start the work at site, the representatives of both M/s Orris Infrastructure Pvt Ltd and M/s Three C-Shelter Pvt Ltd. requested for an early registration of their Greenopolis Project so that they are able to resume the work and raise demand from the customers, which has fallen over due. The Secretary, HARERA asked them to apply for HARERA registration in the new format at the earliest. It was resolved that authority be requested to issue a provisional registration on the basis of their already submitted application in the interest of flat buyers.

4. Regarding advance payment of fees to M/s Currie & Brown(India)Pvt Ltd. and M/s

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Quantum Infraproject Pvt Ltd, the Director of M/s Three C Shelter assured that they would make payment of their consultancy fees and also offer them cooperation in getting their work completed in time.

5. Both M/s Three C-Shelter Pvt Ltd and M/s Orris Infrastructures Pvt Ltd. assured to submit by **31.08.2018** their bank account details to the Commissioner Investigation and Monitoring Officer as requisitioned in the HARERA decision dated 02.08.2018.


Commissioner Investigation &
Monitoring Officer

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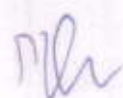
1. OSD/PS to Hon'ble Chairperson.
2. PS to Hon'ble Members
3. PA to Secretary, HARERA
5. Legal Executive/ADA, HARERA
6. Nodal Officers/representatives of:
 - i) M/s Orris Infrastructure Pvt Ltd
 - ii) M/s Three C-Shelter Pvt Ltd.
 - iii) M/s Currie & Brown(India)Pvt Ltd.
 - iv) M/s Quantum Infraproject Pvt Ltd.
 - v) Greenopolis Residents Welfare Association.



MINUTES OF THE MEETING HELD UNDER
THE CONVENORSHIP OF COMMISSIONER
INVESTIGATION & MONITORING OFFICER
ON 21.08.2018 AT HARERA:GURUGRAM

Present:

1. Dr. M S Turan- Commissioner Investigation & Monitoring Officer.
2. Ms Gurbachan Kaur- ADA
3. Mr Amit Gupta-M/s Orris Infrastructure Pvt Ltd.
4. Mr B R Bansal- M/s Orris Infrastructure Pvt Ltd.
5. Ms Mahjebeen Tanweer-M/s Three C-Shelter Pvt Ltd.
6. Mr Mudasssir Ali Fatehi- M/s Three C-Shelter Pvt Ltd.
7. Mr Arpan Kumar- M/s Currie & Brown(India)Pvt Ltd.
8. Amit Chauhan- M/s Currie & Brown(India)Pvt. Ltd.



9. Mr Amit Gupta- M/s Quantum Infraproject Pvt Ltd.
10. Mr Gaurav Tomar- M/s Quantum Infraproject Pvt Ltd.
11. Mr Ravi Prasad-Greenopolis Residents Welfare Association
12. Mr Vijay Raj- Greenopolis Residents Welfare Association
13. Mr Satish Gola-Intygrat Business Advisory(P) Ltd.

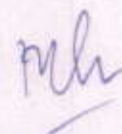
Chairing the meeting, Hon'ble Commissioner Investigation and Monitoring Officer welcomed the representatives of all associated with the Greenopolis Project.

Having discussed the contents of HARERA decision dated 02.08.2018 in Complaint No.225/2018 and duties/responsibilities of all



incumbents, the following decisions were taken:

1. M/s Orris Infrastructure Pvt Ltd and M/s Three C-Shelter Pvt Ltd. will provide details of their bank accounts/bank statements including receipts and payments in collection accounts showing balances as on 02.08.2018 and also as on date i.e.21.08.2018. Both the companies shall send the information to ADA, HARERA latest by 23.08.2018 evening for onward submission to the Commissioner Investigation and Monitoring Officer. A format of request letter for withdrawals of funds for construction, meeting expenses of enquiry and other expenses will be proposed by the Executive Accounts of HARERA so that the promoters can use it from time to time.



2. M/s Orris Infrastructure Pvt Ltd and M/s Three C-Shelter Pvt Ltd. will depute/appoint senior persons, who matter in decision making in their respective companies, as Nodal Officers and will convey their contract details to M/s Currie & Brown(India)Pvt Ltd. and M/s Quantum Infraproject Pvt Ltd. by 23.08.2018 evening under intimation to the Commissioner Investigation & Monitoring Officer.

3. Notices in respect of stay on alienation/creation of any kind of rights and encumbrances on sale of 10 acres of land and unsold stocks of both M/s Orris Infrastructure Pvt Ltd and M/s Three C-Shelter Pvt Ltd. will be published by HARERA for which ADA will initiate a proposal for approval of the Authority. In this regard, it was also informed by the representatives of the Greenopolis Residents


Welfare Association that they have deposited a sum of Rs.10,000/- with the Authority for publishing in the newspapers and the ADA present in the meeting confirmed the same. The ADA informed that all notices as per the Authority's decision dated 02.08.2018 will be issued soon.

4. M/s Orris Infrastructure Pvt Ltd and M/s Three C-Shelter Pvt Ltd. will submit their plan of development and will also submit the budget plan for construction to the Commissioner investigation & Monitoring Officer at the earliest for consideration and approval. M/s Currie & Brown(India)Pvt Ltd. and M/s Quantum Infraproject Pvt Ltd. will propose to the Commissioner Investigation & Monitoring Officer schedule of payments of their consultancy fees payable to them by M/s Three

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C-Shelter. M/s Three C-Shelter Pvt Ltd. has assured the Chair to provide necessary advances to M/s Currie & Brown(India)Pvt Ltd. and M/s Quantum Infraproject Pvt Ltd. so that they can complete their assigned job smoothly and uninterruptedly.

5. M/s Currie & Brown(India)Pvt Ltd. and M/s Quantum Infraproject Pvt Ltd. will prepare check lists regarding information required by them and convey the same to the Nodal Officers of M/s Orris Infrastructure Pvt Ltd and M/s Three C-Shelter Pvt Ltd. under intimation to the Commissioner Investigation & Monitoring Officer. Mr Amit Gupta, MD of M/s Orris Infrastructure Pvt Ltd. and Ms. Mahjabeen Tanweer of M/s Three C-Shelter Pvt Ltd. assured that all information expected of them will be supplied as and when called for.



6. M/s Three C-Shelter Pvt Ltd. will make necessary arrangements regarding space and other infrastructure on the site so as to organize frequent visits and meetings over there.

7. It was emphasized in the meeting that M/s Three C-Shelter Pvt Ltd. will take a lead to complete the construction work and the construction work at the site should not be stopped/slowed down for whatsoever the reasons. Representatives of M/s Three C-Shelter Pvt Ltd. assured the same.

8. Finally, it was desired to hold a site visit at the earliest and accordingly it was decided that the site visit will take place on **24.08.2018 at 11.00a.m.** and the same will be attended by:

i) Nodal Officers of M/s Orris

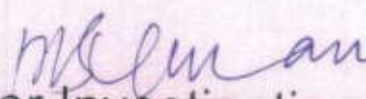


Infrastructure Pvt Ltd and M/s Three C-Shelter Pvt Ltd.

- ii) Representatives of M/s Currie & Brown(India)Pvt Ltd.
- iii) M/s Quantum Infraproject Pvt Ltd.
- iv) Two representatives of Greenopolis Residents Welfare Association.

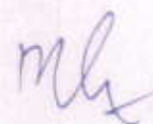
The Commissioner Investigation & Monitoring Officer alongwith two senior officers of HARERA will lead the visit.

- 8. Secretary, HARERA is requested to coordinate the implementation of decisions taken in the meeting.
- 9. Meeting ended with a vote of thanks to the Chair.


Commissioner Investigation &
Monitoring Officer

Endst:No.01/225/2018/HARERA/Comr/Invst.

Dated: 23.08.2018



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 - iii) M/s Currie & Brown(India)Pvt Ltd.
 - iv) M/s Quantum Infraproject Pvt Ltd.
 - v) Greenopolis Residents Welfare Association.



Asst. District Attorney

