

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

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| No. | HARERA/GGM/ RPIN/202 | Date: | 09-12-2019 |
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| From | To |
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| Chairman Haryana Real Estate Regulatory Authority, Gurugram | M/s Pareena Infrastructures Pvt. Ltd. Flat no 2, Palms Apartment, Plot no 13B, Sector- 06, Dwarka, New Delhi |

Sub: Registration of the real estate project "Coban Residences" at sector 99A, Gurugram-removal of deficiencies in the application and clarifications thereof.

With reference to your application regarding registration of the real estate project "Coban Residences", submitted under Section 4 of the Real Estate (Regulation and Development) Act, 2016. it is intimated that on scrutiny following deficiencies have been observed.

Major Deficiencies -

1. Deficient Fee= Rs 16,03,640/-
2. DPI needs to be corrected as many changes are found during the scrutiny as well as online A-H form needs to be corrected.
3. Copy of Change of Developer needs to be submitted.
4. License no 10 of 2013 has been expired on 11.03.2017 which needs to be renewed, however application for renewal dated 08.03.2017 has been provided.
5. Copy of fee paid for renewal of license and receipt of EDC/IDC needs to be provided.
6. Sale deed not submitted for the whole licensed area that needs to be provided.
7. NOC from various agencies for external services not submitted.
8. Building plan expired on 24.07.2018 which needs to be renewed. Only Elevation and Section plans provided in file, Other plans like Site plan, Floor Plan, Apartment plan, Structural plan and parking plans needs to be submitted.
9. Service plan and estimates needs to be submitted.
10. Affidavit regarding the tree cutting permission to be submitted.
11. Date of completion as per BBA mentioned in the DPI differs with original date of completion.
12. Details of litigation not provided.
13. Land title search report not provided.
14. Land details of the phase under registration (Phase-1) not provided.
15. Details of the floor area of Phase-I does not match with the floor area mentioned.
16. Details of project in project land use not provided as only provided for the Phase-I.
17. Details of commercial not provided in D-2.4
18. Details of total parking not provided in D-3.2
19. Project cost/ sale proceed of whole project not provided.
20. Part G not filled in the DPI.
21. Quarterly schedule of physical progress shown Zero needs to clarify.
22. Sales of ongoing real estate project receivables not provided.
23. Project report not provided.
24. Details of sold and unsold inventory are not provided.
25. Details of projects launched by the promoter not provided.
26. Copy of Demand draft no. 006836 dated 27.07.2017 not provided.
27. Non-encumbrance certificate not provided.
28. Figures for the whole project not provided by the promoter.

29. Land cost on the basis of development rights cost INR 6907.13 has been provided in the DPI, however clause no & supporting to be provided for the consideration paid to landowner. Further joint development agreement dated 25/07/2013 not enclosed with the application.
30. Balance License/scrutiny fee INR 112.56 lacs has been provided however as per LOI the same is INR 62.95 lacs which needs to be clarified with the supporting papers & conversion charges provided INR 112.56 lacs which is not matching with the LOI INR 99.32 lacs, the promoter need to provide detail of license fee & conversion charges & DTCP Interest sheet calculations.
31. Infrastructure Development Charges serial no. 4 has not been provided INR 529.375 lacs which is for the total project area of 10.5875 acres, proof of payment needs to be provided.
32. Interest to financial Institutions INR 3079.15 lacs details of interest calculations needs to be provided.
33. Details of any other serial no. 7.7 provided INR 354.53 lacs needs to be provided.
34. Internal Development works serial no. 2 INR 677.54 lacs provided, however supporting for service plan estimates for the phase not found on record with the DPI
35. The Total in serial no. 8 showing INR 29286.81 lacs needs to be checked & corrected.
36. Total cost of construction serial no. 6.3 INR 11817.77 lacs needs to be corrected.
37. Financial resources of the project serial no. 9.1 - figures in these columns not provided.
38. Details of all the person authorized by the board resolution needs to be provided with their KYC documents, details of Mr. S K Verma/Mr. Virendra Verma, director not provided
39. Affidavit/indemnity bond from promoter regarding arrangement with the bank of master account.
40. Undertaking from financial institution regarding the compliance not provided.
41. Details of loan taken for the project has not been provided, however interest to financial institutions INR 3079.15 lacs has been loaded on the project explanation needs to be provided with supporting.
42. CA certificate for non-default in statutory due payment has not been provided, however certificate for M/s Monex Infrastructures Pvt. Ltd. has been enclosed.
43. Loan sanction letter from financial institutions not provided.
44. Repayment schedule of loan not enclosed
45. Assets mortgaged to bank not provided.
46. ROC CHG-1 form for detail of charge created not enclosed.
47. Statement of Quarterly Expenses & Sources of funds is not tallying with the figures provided in Part-E which needs to be clarified.
48. Full set of last 3 years Annual Report not provided, director's report to be submitted. Annual report for FY 2018-19 to be provided.
49. Copy of home loan approval financial institution not provided.
50. CA certificate for financial & inventory details in respect of ongoing project has not been submitted with DPI to be provided.
51. Unsold Inventory valuation INR 9090.68 lacs at cost price needs to be certified by CA.
52. Date of handing over the possession mentioned in the application form should be as that mentioned for the validity of registration.
53. The allotment letter submitted by the applicant is not in the proper format. The same needs to be changed.
54. The BBA submitted by the applicant is not in the format as prescribed in the rules. The same needs to be resubmitted as per the format.

Observations -

1. TAN no. not provided in DPI.
2. MOA & AOA not enclosed with DPI.
3. Copy of PAN No., GST & TAN not provided.

From the above deficiencies it is clear that you have not permitted, even the statutory documents/approvals required for registration of a real estate project. Therefore, the authority has decided to return your request/application for registration of your project being an incomplete application. In case you want to say something in this matter than an opportunity of personal hearing is given to you on 16.12.2019 at 03:00 p.m. in the office of HARERA, Gurugram.

In case you do not avail the above personal hearing than it will be presumed that you have nothing to say in this matter. Accordingly, application for registration of a real estate project return/rejected.



Ranjit Singh
Admin. Officer

For: Haryana Real Estate Regulatory Authority,
Gurugram