

No.	HARERA/GGM/RPIN/226	Date:	14-08-2020
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From	To
Chairman Haryana Real Estate Regulatory Authority, Gurugram	M/S M/s DSC Estate Developers Pvt Ltd 1114, 11th floor, Hamkunt Chambers, 89, Nehru Place, New Delhi

Sub: Registration of the real estate project "AZALIA" at sector 68, Badshahpur, Gurugram- removal of deficiencies in the application and clarifications thereof.

This is in reference to your application for registration of the real estate project mentioned in the subject, submitted vide application dated 03.01.2020 at Haryana Real Estate Regulatory Authority, Gurugram, Haryana. The scrutiny of the application was done by the authority and some deficiencies were noticed, which were conveyed to you through notice vide HARERA/GGM/ RPIN/229 dated 20.01.2020 with directions to remove deficiencies within 15 days and opportunity of personal hearing on 10.02.2020.

Below mentioned deficiencies have still not been removed by you.

Online Submission:

The promoter applied online for registration of the project on 30.12.2019 on the official website of HRERA Gurugram with Temp Project ID: **RERA-GRG-PROJ-515-2019**. The deficiencies as observed are as under:

Uploaded documents -

1. Service estimates and plans needs to be uploaded.
2. Floor plans, elevation plan, section plans not uploaded.
3. Copy of super imposed demarcation plan on the approved layout plan not uploaded.
4. Documents relating to the entry of license and collaboration agreement in the revenue record not uploaded.
5. Demarcation plan, site plan not uploaded.
6. Details of statutory approvals not provided.

Part A

7. Mobile No. of directors not provided.

Part B

8. Date of approval of latest layout plan not provided.

Part C

9. Details of services and facilities which will be provided inside the project area as per service plan estimates not provided.
10. Status of construction activities in respect of sold/booked apartments not provided.



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11. Quarterly schedule of development of the project for apartments and infrastructure needs to be revised.

Cost figures in online application are not in line with figures mentioned in DPI. Same needs to be corrected.

Part G

12. Project launched in the last 5 years not provided.

Detailed Project Information

The deficiencies/observations found after the scrutiny of DPI are as under:

Major Deficiencies/Observations

1. Online corrections in detailed project information needs to be done.
2. Copy of demand draft not submitted.
3. Part I needs to be properly filled up.
4. Deficit fees will be calculated later as the promoter has not submitted the plan on which phasing is done. Hence, it is not understood that which are comprises of 15.1 acres.

Part-B- Statutory Approvals

5. License no. 89 of 2014 valid till 07.08.2019 and 134 of 2014 valid till 25.08.2019. Renewal of licenses not submitted.
6. Building plan is approved for 55.5294 acres and not for 15.1 acres. Hence, it cannot be considered as a whole project. Clarification for registration of 15.1 acres needs to be provided.
7. Conditions in LOI for 10.25 acres are not fulfilled. Needs to be clarified.
8. LC-IV not submitted.
9. PERT Chart not submitted.
10. Copy of mutation, jamabandi and aks-shijra certified on the recent date needs to be provided.
11. Land title search report certified by advocate submitted by you is not complete.
12. ROC CHG-1 form for detail of charge created not enclosed.
13. Environment clearance NOC and firefighting NOC for 55.52 acres is provided not for 15.1 acres which is the area for registration. Needs to be clarified.
14. Electrical load availability connection NOC not submitted.
15. Copy of service estimates and plans not provided.
16. Project report needs to be submitted which included all the sale proceeds till date, financial resources, cost of construction etc.

Part-E-Project Cost/sale Proceeds

17. Land cost as per serial no. 1 (a) INR 7587.185 lacs has been provided for 15.1 acres, the basis of valuation of land cost needs to be clarified.

18. Conversion charges as per LOI Rs 69.65 Lakh However as per DPI Rs 67.04 Lakh which needs to be corrected and license fees details of proof of payment needs to be required.
19. Details of interest paid to financial institutions if any needs to be provided and details of taxes needs to be provided.
20. Internal Development works serial no. 2 INR 1700 lacs provided, however supporting for service plan estimates for the phase not found on record with the DPI.
21. Estimated cost of the project is Rs 416.48 crore however as per DPI financial resources of the project Rs 156.64 crore has mention, therefore it needs to clarify how to arrange the balance cost of the project.
22. Total Estimated Sale Proceeds serial no. 7.1 INR 578.22 Cr. The average rate is taken on the super area instead of carpet area which needs to be corrected.
23. Copy of board resolution authorizing the concerned person as authorized signatory for the project needs to be submitted.

Part-H- Details of separate bank

24. Details of all the person authorized by the board needs to be provided with their KYC documents, details of only 1 signatory has been provided. Copy of board resolution operating the bank account needs to be submitted.
25. In serial. no 4, details of bank loan not provided.
26. Affidavit by promoter for RERA compliance not found on record.
27. Undertaking by bank to abide by the RERA regulations not provided.

Part-I-Quarterly Schedule of Physical & financial Progress

28. Statement of Quarterly Expenses & Sources of funds is not tallying with the figures provided in Part-E which needs to be revisited.
29. Net Cash flow statement needs to be rectified.
30. Full set of last 3-year Annual Report not provided, director's report to be submitted. Annual report for FY 2018-19 to be provided.

Part-J-Additional Details IN Case of On-Going Project

31. Since this is ongoing project Part-J has not been filled-up to be provided.
32. CA certificate for inventory valuation at cost price needs to be provided.
33. CA certificate for financial & inventory details in respect of ongoing project has not been submitted with DPI to be provided.

Part-II-Details of Project Proponent

34. Project proponent form not filled up. Supporting documents needs to be attached with the form.

Deficit Annexures



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35. Information to revenue department about the fact that project land licensed and bonded for setting up of a colony not informed to the revenue department for entry in the record of ownership.
36. Hardcopy of approved firefighting plans not submitted.
37. Copy of super imposed demarcation plan on the approved layout plan showing khasra numbers not submitted.
38. Demarcation plan, zoning plan, floor plan, elevation plan, section plan not submitted.
39. Allotment letter, application form, conveyance deed, builder buyer agreement and payment receipt in the prescribed format needs to be submitted.
40. Brochure of project namely AZALIA needs to be submitted.
41. Affidavit of REP-II submitted not as per HARERA format. Needs to be revised.
42. Bank statement of the master account (100%) as on date of application applied for registration needs to be submitted.

Therefore, the Authority has decided to issue you a final notice where you are required to show cause as to why your application for registration of real estate project "First Homes" should not be rejected for non-removal of deficiencies in spite of repeated reminders, following the due procedure as provided under section 5 of the Real Estate (Regulation and Development) Act, 2016 and Rule-5 of Haryana Real Estate (Regulation and Development) Rules, 2017. If you have anything to say in this regard, you are also given a final opportunity of personal hearing on 14.09.2020 at 3:30 p.m. in the office of HARERA, Gurugram in the Conference Room, New PWD Rest House, Civil Lines, Gurugram, Haryana. In case you fail to appear before the Authority on the above given date and time, it will be presumed that you have nothing to say in this matter and your application will be rejected as per the provisions of the Act and rules referred as above.

[Signature]
14/08/2020

Architectural Officer
For: Chairman,
Haryana Real Estate Regulatory Authority,
Gurugram