



Project hearing brief

SN	Particulars	Details	
1.	Name of the project	Yash Vihar	
2.	Name of the promotor	M/s KSD Buildtech Pvt Ltd.	
3.	Legal capacity	License Holder	
4.	Online application ID	RERA-GRG-PROJ-347-2019	
5.	License no.	94 of 2017 dated 06.11.2017	valid upto 05.11.2022
6.	Total licensed area	7.7 Acres	Area to be registered 7.7 Acres
7.	File Status	Date	
	Project received on	29.11.2019	
	Deficiency conveyed on	09.12.2019	
	Hearing on	16.12.2019	
8.	Deficit documents/comments	<ul style="list-style-type: none">• Information to Revenue department about the licensee area and latest jemabandi need to be submitted.• Copy of water assurance and sewage disposal letter has not submitted.• Service estimates and plans (Service plans & estimates) has not submitted .• Project report has not submitted.• Non-encumbrance certificate submitted but not latest.• Approval of Zoning Plan has not submitted .• Deficit registration fee by ₹ 167,135/-. <p>Part-A-Project Proponent</p> <ul style="list-style-type: none">• Web address of the company not provided.• LC-IV agreement with promoter only single page attached.• Project Report not found on record.• Details of project consultant serial no. 1.8,1.9,1.11 & 1.12 not mentioned in DPI.• Building Plan /Site plan – yet not applied provided by promoter.• Environment clearance not on record, yet not applied.	

Part-E-Project Cost/sale Proceeds

- Serial no.1 Total land cost provided in serial no.1 INR 200.145 lacs ,however cost as per sale deed no. 3581 is INR (331+ 23.17) lacs , the basis of land cost valuation needs to be clarified.
- License fee INR 10 lacs has been provided, however nothing has been mentioned in LOI
- Cost of construction serial no. 5 provided INR 305.0468 lacs , the project in hand is for plotted colony where no structure will be erected on the project land , the promoter needs to explain .
- Infrastructure Development Charges as per LOI INR 159.55 lacs has been provided, however the amount has not been mentioned in LOI, supporting for payment made needs to be provided.
- Other costs 450 lacs as considered under (serial no.7) break-up of such cost with supporting needs to be provided.
- Estimated cost of construction works (serial no. 6) not mentioned in DPI.
- Serial no. 8 Total provided INR 2384.24 lacs needs to be revisited & corrected.
- Internal Development Work serial no. 1 provided INR 423.3791 lacs, however supporting duly approved by DTCP not found on record to be submitted.
- Total estimated sale value provided INR 15000 sqyd which needs to be verified with the scheme (DDJAY).
- Serial no. 9 Financial resources of the project – serial no. 9.2 – Loan or advances INR 1.8153 Cr has been mentioned details of the same needs to be provided.
- Serial no. 9.3- Others INR 70 CR details of loan taken from other sources details along with their supporting needs to be provided.
- Financial resources of the project serial no. 9 total not provided, further resource for the project needs to be clarified. Equity by promoter INR 75 lacs provided, verification of the same needs to be provided.

Part-H-Details of separate bank

- Details of separate bank account Part-H not filled-up, needs to be submitted, 70% RERA a/c provided NA in DPI which needs to be explained.
- Copy of PAN & address proof of authorised signatory not attached.
- Board resolution to be resubmitted for authorizing bank account operations mentioning 70% RERA -collection a/c in the resolution.
- Affidavit of promoter to abide by the provision of RERA not submitted.

- Undertaking from bank to abide by the provisions of RERA not submitted.

Part-I-Quarterly Schedule of Physical & financial Progress

- Full set of annual report not provided, director's report & cash flow statement to be enclosed.
- Serial no. 5 statement of quarterly source of funds - Temporary funding/Loan provided 234.645 lacs whereas in Part-E serial no. 9.2 & 9.3 the same is INR (1.81+70) lacs which needs to be corrected.
- Statement of Quarterly expenditure and source of funds is not matching with the figures provided in Part-E needs to be corrected.
- Net cash flow statement is incomplete, needs to be revised.
- Copy of approval letter obtained from banks for home loan tie-up not provided.

Part-II-Project Proponent

- TAN No. & GST no. not mentioned in DPl.
- Local address proof to be provided, however electricity bill is attached which is not in the name of Promoter Company.

Day and Date of hearing	Monday and 23.12.2019			
Proceeding recorded by				
REPRESENTED THROUGH				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Parveen Mishra		9971990837	labmpagarwal@gmail.com
PROCEEDINGS OF THE DAY				
On the request of the promoter the matter was adjourned to 20.01.2020				



Sh. Subhash Chander Kush
Member, HARERA, Gurugram

On leave

Sh. Samir Kumar
Member, HARERA, Gurugram



Dr. Krishana Kumar Khandelwal
Chairman, HARERA, Gurugram