



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.	Nature of the project	DDJAY Plotted Colony		
4.	Location of the project	Sector 5, Patuadi		
5.	Legal capacity	License Holder		
6.	Name of the license holder	M/s KSD Buildtech Pvt Ltd.		
7.	Status of project	New project		
8.	Whether registration applied for whole/phase	Whole project		
9.	Online application ID	RERA-GRG-PROJ-347-2019		
10.	License no.	94 of 2017 dated 06.11.2017	Valid upto 05.11.2022	
11.	Total licensed area	7.7 Acres	Area to be registered	7.7 Acres
12.	Statutory approvals either applied for or obtained prior to registration.			
	i) License Approval	Date of approval	Validity upto	
		06.11.2017	05.11.2022	
	ii) Zoning Plan Approval	NA		
	iii) Building plan Approval	NA		
	iv) Environmental Clearance	NA		
	v) Airport height clear	NA		
	vi) Fire scheme approval	NA		
	vii) Service plan and estimate approval	Applied on 18.03.2020		
13.	File Status	Date		
	Project received on	29.11.2019		
	Deficiency conveyed on	09.12.2019		
	Hearing on	16.12.2019		
	Hearing on	23.12.2019		

	Hearing on	03.02.2020	
	Hearing on	07.04.2020	(adjourned)
	Hearing on	09.05.2020	(Reply not submitted)
	Hearing on	22.05.2020	(Requested for adjournment)
	Show cause notice sent on	25.05.2020	
	Reply submitted on	21.07.2020	
	Online Hearing on	27.07.2020	(adjourned)
14.	Proceeding of hearing on 22.07.2020	The Authority has opinion that without approval of service estimates and plans, registration of the project shall not be granted although the Authority has been granting registration earlier in such cases but the experience is that even after many years, the service plan estimates are not got sanctioned and without service plan estimates, services cannot be laid down. The promoter be issued show cause notice under section 5 as why the application for grant of registration shall not be rejected on account of deficiencies mentioned above. The promoter is granted personal hearing on 27 th July, 2020.	
15.	Projected date of completion of the project	05.11.2022	
16.	Present stage of completion for ongoing projects (%)	NA	
17.	Unsold units	181 plots, 95 Freezed plots	
18.	Detail of encumbrances	Non encumbrance certificate submitted. But as per the report of tehsildar, the promoter has mortgage 5 kanal 3 marla against 15% saleable area out of total licensed area as a bank guarantee on account of IDW to the DTCP, Chandigarh.	

19. **Comments**

As per reply dated 21.07.2020, the documents which are submitted are as follows:

1. Deficit fee of Rs 135/- not deposited.

Status: Submitted

2. Project report not submitted.

Status: Submitted

The following documents which are still pending are:

3. Copy of approved service estimates and plans not submitted.

Status: As per memo no. 62701 dated 12.05.2020, executive engineer HSVP, Gurugram has sent some observation to promoter. The promoter has fulfilled all the observation as per letter dated 02.06.2020 submitted to executive engineer. But after that HSVP converted into covid control room and not working, so their approved service estimates and plans are still pending.

4. Electrical load availability NOC not submitted.

Status: Applied on 20.12.2017 but approval still awaited

5. Internal Development Work serial no. 1 provided INR 423.3791 lacs, however supporting duly approved by DTCP not found on record to be submitted.

Status: Internal development works mention in point no 2 486.3791 lakh supporting documents needs to be provided i.e. approved service.

6. Serial no. 9 Financial resources of the project – serial no. 9.2 – Loan or advances INR 1.8153 Cr, and, other sources Rs. 3.67 crore has been mentioned details of the same needs to be provided.

Status: Details of loan i.e. loan sanction letter, loan disbursement schedule, loan repayment schedule needs to be provided and other sources mention Rs 3.67 crore details of 3.67 crore needs to be provided i.e. loan agreement, disbursement schedule repayment schedule.

7. 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.

Status: Branch code of separate RERA account is different from the master account and free account has not yet opened

8. Copy of PAN & address proof of authorised signatory not attached.

Status; Legible copy of pan card needs to be attached.

9. Board resolution to be resubmitted for authorizing bank account operations mentioning 70% RERA -collection a/c in the resolution.

Status: Details of master account mention in board resolution and mention in DPI is different.

10. Affidavit of promoter to abide by the provision of RERA not submitted. –

Status: account numbers not matching with the DPI and affidavit not notarized.

Not Sign by witnesses

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

Status: Not provided on the letter head of the bank. *Revised*

12. Copy of approval letter obtained from banks for home loan tie-up not provided.

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

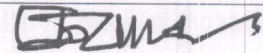
Day and Date of hearing	Tuesday and 04.08.2020
Proceeding recorded by	Jyoti Yadav

PROCEEDINGS OF THE DAY (04.08.2020) Online hearing

The Planning Assistant briefed details of the project. The deficiencies were brought in the notice of the promoter. The main deficiencies are regarding non approval of the service plan and estimates and electrical load availability NOC. There are large number of corrections required to be made in DPI and Part A to H of online format. Seven hearings have already been given to the promoter. Show cause notice has already been given regarding rejection of the application. Keeping in view the deficiencies, the Authority decided to reject the application for registration of project Detailed order will follow.



Sh. Subhash Chander Kush
Member, HARERA, Gurugram



Dr. Krishana Kumar Khandelwal
Chairman, HARERA, Gurugram