



PROCEEDINGS OF THE DAY

Day and Date	Wednesday and 09.09.2020
Subject	Project Hearing
RPIN	255
Project	The Venetian
Promoter	M/s Ocean Seven Buildtech Pvt. Ltd.
Represented through	Mr. Sanjeev Kumar (Planning Manager)
Proceeding recorded by	Sh. Ashish Kush, Planning Executive

Subject: Project hearing regarding the registration of project "The Venetian" at Sector 70, Gurugram developed by M/s Ocean Seven Buildtech Pvt. Ltd.

Matter be referred to DTCP for submitting false information pertaining to license by way of fraud. As on now, the land is either under encumbrance or the status is not clear as the non-encumbrance report dated 03.03.2020 submitted by the promoter is based on Jamabandi for the year 2005-06.

Some land owners Sh. Vasudev, Sh. Ramavtar, Sh. Krishan Kumar sons of Sh. Ishwar Singh r/o village Badshahpur, district Gurugram appeared before the Authority today during hearing proceedings and brought to the notice of the Authority that their power of attorney dated 22.03.2018 has already been cancelled by them on 28.02.2020. Copy of which was provided during the hearing which is placed on record. It has been further pointed out by them that main approach to the project site is through their land for which power of attorney stands cancelled. The promoter be asked to get an affidavit from the land owners to the fact that there is no dispute about the project land. Sh. Sanjeev Kumar, Planning Manager R/o H.No. 2395, Moga Colony, Badshahpur, Gurugram appeared before the Authority as a legal representative of the promoter. He has made false statement before the Authority that there is no dispute between the land owners, collaborators, and promoter. A show cause notice be issued to Mr. Sanjeev Kumar as to why his presence as authorized representative or witness be barred and circular be issued to all departments and authority not to entertain him as either as witness or as legal representative. Once reply to the show cause notice is received, decision will be taken whether the matter be referred to police for initiating criminal action against him. The Authority decided to issue a show cause notice for rejection of application for registration of affordable group housing project "The venetian". Next hearing is fixed for 09.10.2020.


Subhash Chander Kush
(Member)


Dr. K.K. Khandelwal
(Chairman)

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

No.	HARERA/GGM/RPIN/255/Showcause	Date:	10.09.2020
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From	To
Chairman Haryana Real Estate Regulatory Authority, Gurugram	M/s Ocean Seven Buildtech Pvt. Ltd. 2 nd Floor, Tilak Bhawan, Tilak Marg, Jaipur

Sub: Registration of the real estate affordable group housing project "The Venetian" at sector 70, Gurugram- removal of deficiencies in the application and clarifications thereof.

With reference to your application regarding registration of the real estate affordable group housing project "The Venetian", submitted under Section 4 of the Real Estate (Regulation and Development) Act, 2016. You submitted the reply dated 25.08.2020, it is intimated that on scrutiny of the reply following deficiencies have been observed.

Major Deficiencies -

1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). REP-I -Part C (d) is not filed properly as needs to be filled.
2. DPI not filled Properly.
3. Environment Clearance needs to be submitted.
4. Airport Height Clearance needs to be submitted.
5. Service plan and Estimates needs to be submitted.
6. Forest clearance NOC needs to be submitted.
7. Mining permission needs to be submitted.
8. Fire scheme approval needs to be submitted.
9. Latest Mutation and Jamabandi needs to be submitted.
10. Layout plan superimposed on the demarcation plan showing the khasra numbers needs to be submitted.
11. Complete set of kyc i.e Copy of PAN Card and Aadhar card of authorised signatory, Architect, structure engineer and Chartered Accountant needs to be provided.
12. Copy of financial statement for the year 2018 needs to be provided in legible form.
13. Details of any other cost needs to be provided.
14. Details of Internal Development works as mention in s.no 2 needs to be provided.
15. Details Financial resources of the project needs to be provided.
16. Total cost and profit from the project needs to be rectified.
17. Home loan tie up needs to be provided.
18. CA certificate for non-default in payment of debt obligations is not provided.
19. Copy of passport of authorized person operating the bank account needs to be provided
20. Bank undertaking needs to be provided.
21. Affidavit by the promoter Keeping in view the provisions of section 4 (2) (I) (D) of the Real Estate (Regulation & Development) Act, 2016 not mention the all the three bank account details in the affidavit and not sign by the witness.
22. Quarterly schedule of estimated expenditure needs to be corrected.
23. Net cash flow statement needs to be corrected.

Since you have not removed the deficiencies. Therefore the Authority has decided to issue you a show cause notice where you required to show cause as to why your application for



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GURUGRAM

registration of real estate project "The Venetian" should not be rejected and forfeit the processing fee following the due procedure as provided under section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016 and Rule -5 of the Haryana Real Estate (Regulation and Development) Rules, 2017. If you have to say in this regard, and you are also given an opportunity of hearing on 09.10.2020 at 03:00 p.m. through the video conferencing, link will be sent to your registered mail so that your application for registration can be proceeded by this authority as per provisions of the Act/Rules/ Regulations.



Architectural Officer

For: Haryana Real Estate Regulatory Authority,
Gurugram

Reviewed
gunjan
9205484982

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (नियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16