



PROCEEDINGS OF THE DAY

Day and Date	Monday and 22.02.2021
Subject	Project Hearing
RPIN	298
Project	Elan Paradise
Promoter	M/s Elan Limited
Represented through	Sh. Gaurav Khandelwal (Director) Sh. Ravinder Dhingra (Sr. Vice President)
Proceeding recorded by	Sh. Ashish Kush, Planning Executive

**Subject:** Project hearing regarding the registration of commercial project namely "Elan Paradise" measuring 2 acres situated at Sector 50, Gurugram developed by M/s Elan Limited.


Sh. Gaurav Khandelwal (Director), Sh. Ravinder Dhingra (Sr. Vice President) are present on behalf of the promoter. On scrutiny of the application submitted by the promoter for the registration of their project, many deficiencies were found which are mentioned below:-

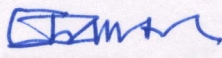
1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H).
2. DPI not filled up Properly.
3. Environment Clearance needs to be submitted.
4. Airport height Clearance needs to be submitted.
5. Fire Scheme Approval needs to be submitted.
6. Approved Service Plan and Estimates needs to be submitted.
7. Forest NOC needs to be submitted.
8. Tree Cutting permission NOC from DFO needs to be submitted.
9. Project report needs to be submitted.
10. Mutation, Jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted.
11. List of inventory needs to be submitted.
12. Layout plan superimposed on the demarcation plan showing the khasra numbers needs to be submitted.
13. Approvals / NOC's from various agencies for connecting external services like roads, sewerage disposal, storm water drainage needs to be submitted.
14. Draft Allotment letter is not as per the prescribed format.
15. Draft Builder Buyer Agreement is not as per the prescribed format.
16. Infrastructure development charges needs to be clarified.
17. Proof of payment of license fees needs to be provided.
18. Approved service estimates needs to be provided to check the calculation of internal development works
19. Cost of land needs to be clarified.



20. Marketing cost should be excluded from the project cost.
21. Details of any other cost as mention in serial no. 1.7 needs to be provided.
22. Saleable area of the project not matched with corresponding s.no 2.2 of Part-D of DPI.
23. CA certificate for promoter equity needs to be provided.
24. Bank undertaking needs to be corrected.
25. Board resolution for operation of bank account needs to be submitted properly specifying that the 70% of the amount collected in master account has been transfer to separate RERA account.
26. Estimated cost of the project needs to be corrected in promoter affidavit.
27. Annual report for the financial year 2019-20 needs to be provided.
28. Negative net worth of the promoter for the financial year 2018-19 is ₹ 45.93 crore.
29. Company has not deposited the workers welfare cess of ₹ 29.54 Lakh & GST ₹ 1.51 Lakh as per the audit report for the financial year 2018-19.
30. Quarterly schedule of estimated expenditure needs to be clarified and corrected.
31. Quarterly schedule of sources of funds needs to be clarified and corrected.
32. Quarterly schedule of net cash flow needs to be corrected.
33. Quarterly schedule of physical progress needs to be filled properly.

The Authority decide to issue the show cause notice for rejection to the promoter. The matter is fixed for 22.03.2021.

  
Samir Kumar  
(Member)

  
Dr. K.K. Khandelwal  
(Chairman)