Project Name: **Dwarkadhis Projects Pvt. Ltd. a Group Housing Project on land measuring 8.375 acres forming part of Sector-22, Dharuhera, Rewari.**

Present: **Sh. Vikas Jain, Director of Dwarkadhis Projects Pvt. Ltd.**

Before the bench comprised of

Shri Anil Kumar Panwar **Member**

Shri Dilbag Singh Sihag **Member**

Date of Consideration of the application: 25.04.2018.

The matter relating to the registration of a group housing project on land measuring 8.375 acres came up before the Authority today. The Director of the company informed that license no 13 of 2013 was granted by the Department of Town and Country Planning for a group housing colony on land measuring 13.237 acres. The said license was valid upto 17.03.2017.

Out of the above Licensed land, they have applied for migration of 4.8616 acres and therefore they have applied for registration of their remaining land measuring 8.375 acres.

The Authority observed that the said license was granted to SKJ Buildcon Pvt. Ltd. and Ambition Colonizer Pvt. Ltd. However, the application for registration has been received from Dwarkadhis Projects Pvt. Ltd.

That a Collaboration Agreement was executed on 1st April'2012 between the licensees i.e. SKG Buildcon Pvt. Ltd. and Ambition Colonizers Pvt. Ltd. with Dawarkadhis Projects Pvt. Ltd. for the entire group housing land measuring 13.2375 acres. Therefore, the applicant promoter should submit a gist of the important clauses of the agreement. He should state clearly whether the Collaboration Agreement is registered or un-registered and whether they are irrevocable or not? (agreements should be registered and irrevocable)

The applicant further informed that they will be developing the said project in 2 phases comprising of the following flats Phase I:

2BHK	631 sqft,	138 No's
2BHK+ study	795 sqft,	164 No's
3BHK	820 sqft,	112 No's

That Phase I of the project was started in December'2014 and the scheduled date of completion is December'2019. That 73% of the work has been executed at site.

That the number and size of apartments to be constructed in Phase-II are as under:

2BHK	631 Sqft,	23 No's
2BHK+study	795 Sqft,	92 No's
3BHK	820 Sqft,	98 No's
3BHK+Utility	1120 Sqft,	48 No's

That phase-II of the project was started in December'2014 and the scheduled date of completion is December'2019. That almost 45% of the works have been executed at site.

That the estimated cost of the project is 258 crores. That out of the total amount of Rs.180 crores which had to be collected from the allottees an amount of Rs.97.25 crores have already been collected and an amount of Rs.174 crores invested in the project. The balance amount to be incurred for the completion of the project is Rs 83.64 crores.

The Authority observed that License No. 13 of 2013 was valid upto 17.03.2017 and that the applicant is undertaking construction based on the previous building plans approved for land measuring 13.237 acres on 14.07.2014. Therefore, the Authority directed the Promoter to submit the followings:

i. Copy of valid license;
ii. Deficit registration fee of Rs.1,36,569/-;
iii. Approved building plans of the project land measuring 8.375 acres;

iv. Status of service plans/estimates submitted to the department on 31.07.2017 and a brief of the same in a tabular form;

v. Approvals relating to the migration of land measuring 4.86 acres and Group Housing on land measuring 8.735 acres for which the applicant has requested for registration.

vi. No expenditure has been made on the development of Infrastructure except an amount of Rs. 50 lacs on the substation/transformer;

vii. The applicant should submit plans of each infrastructural service and the expected expenditure thereon. He should also submit the quarterly progress proposed to be made for the development of the project till the date of completion;

viii. Since it is an on-going project, where an amount of Rs.80 crores has also been taken as loan from the Bank, therefore, cash flow statement in respect of the project area should be furnished to understand the sources of funds for completing the project;

ix. The applicant shall state clearly the total number of apartments sold. Further, the amount of money already collected from the existing allottees and the amount yet to be collected. The date of completion of the project and schedule of handing over the apartments should be furnished;

The applicant requested for two month's time for submitting the above documents however, the Authority granted one month's time for filing the documents and listed the matter for 12.06.2018.

Dilbag Singh Sihag
Member

Anil Kumar Panwar
Member