



HARERA
GURUGRAM

Promoter Name
Project Name

M/s Experion Developers Pvt Ltd
Westerlies Phase 1

Project hearing brief

SN	Particulars	Details	
1.	Name of the project	Westerlies Phase 1	
2.	Name of the promotor	M/s Experion Developers Pvt Ltd	
3.	Nature of the project	Plotted Colony	
4.	Location of the project	Sector 108, Gurugram	
5.	Legal capacity	Collaborator	
6.	Name of the license holder	Experion Realty Pvt Ltd, Experion Real Estate Developers Pvt Ltd, Moksha Buildtech Pvt Ltd and 8 others	
7.	Name of the Collaborator	M/s Experion Developers Pvt Ltd	
8.	Status of project	Ongoing	
9.	Whether registration applied for whole/ phase	Phases	
10.	Online application ID	RERA-GRG-PROJ-790-2020	
11.	License no.	57 of 2013 dated 11.07.2013 114 of 2019 dated 12.09.2019	Valid upto 10.07.2024 Valid upto 11.09.2024
12.	Total licensed area	116.51 25 Acres	Area to be registered 46.257 Acre
13.	Statutory approvals either applied for or obtained prior to registration		
	i) License Approval	Date of approval	Validity upto
		57 of 2013 dated 11.07.2013 114 of 2019 dated 12.09.2019	10.07.2024 11.09.2024
	ii) Zoning Plan Approval	Submitted	
	iii) Layout plan Approval	24.10.2019	
	iv) Environmental Clearance	NA	



	v)	Fire scheme approval	NA
	vi)	Service plan and estimate approval	Submitted
14.	File Status	Date	
		Project received on	08.10.2021
		1 st deficiency notice sent on	28.10.2021
		1 st hearing on	14.12.2021
		2 nd hearing on	21.12.2021
		Reply submitted on	27.12.2021
		3 rd hearing on	27.12.2021
		4 th hearing on	17.01.2022
		5 th hearing on	31.01.2022
		6 th hearing on	14.03.2022
		Reply submitted on	28.03.2022
		7 th hearing on	28.03.2022
		8 th hearing on	31.03.2022
		9 th hearing on	02.04.2022
		10 th hearing on	11.04.2022
		11 th hearing on	25.04.2022
		Reply submitted on	25.04.2022
		12 th hearing on	02.05.2022
		Reply submitted on	13.05.2022
		13 th hearing on	16.05.2022
		Reply submitted on	27.05.2022
		14 th hearing on	30.05.2022
		Projected date of completion of the project	(Part completion certificate obtained on 31.07.2017)
		Present stage of completion for ongoing projects (%)	Ongoing
		(sold units - in case of ongoing/ unsold units)	Inventory detail of this phase is provided in the DPI.
		Detail of encumbrances	Non encumbrance certificate submitted.

15.	Project Summary
16.	<p>An application regarding registration of plotted colony project namely "Westerlies Phase 1" situated at sector 108, Gurugram being developed by M/s Experion Developers Pvt Ltd was submitted on 08.10.2021 under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application for registration is part of the plotted residential colony which has been licensed vide 2 nos. licenses issued in favour of various license holders in collaboration with M/s Experion Developers Pvt Ltd.</p> <p>1. License no. 57 of 2013 dated 11.07.2013 for 100.48125 acres. Part completion certificate for an area of 46.257 acres has been granted on 31.07.2017 and for area admeasuring 44.178 acres, part completion certificate obtained on 22.03.2018.</p> <p>2. License no. 114 of 2019 dated 12.09.2019 for 16.03125 acres valid upto 11.09.2024 issued in favour of SAS Servizio Pvt Ltd in collaboration of M/s Experion Developers Pvt Ltd.</p> <p>Total licensed area admeasuring 116.5125 acres is divided into 4 phases which is as follows:</p> <p>1. Phase 1 area admeasuring 46.257 acres and part completion certificate obtained on 31.07.2017. Applied for registration</p> <p>2. Phase 2 area admeasuring 44.178 acres and part completion certificate obtained on 22.03.2018. Applied for registration on 05.03.2021</p> <p>3. Phase 3 area admeasuring 10.4625 acres and registration certificate obtained vide RC no. 67 of 2019.</p> <p>4. Phase 4 area admeasuring 16.03125 acres.</p> <p>The present application pertains to 493 residential plots (157 EWS and 194 NPPL) forming part of license no. 57 of 2013 dated 11.07.2013 measuring 100.48125 acres, being developed by M/s Experion Developers Pvt Ltd.</p> <p>On scrutiny of application, it was found that there were deficiencies in the application which have been mentioned in the scrutiny. Online correction in Part (A-H) needs to be done. Hence, the promoter may be issued 1st deficiency notice vide notice no. HARERA/GGM/RPIN/387 dated 28.10.2021 to remove the above deficiencies/ observations latest by 09.12.2021 and given an opportunity of hearing on 14.12.2021.</p> <p>On 14.12.2021, an application received from the promoter regarding adjournment of hearing for the submission of deficit documents. The authority decided to grant one week time and matter adjourned for 21.12.2021.</p> <p>On 21.12.2021, the AR of the promoter requested for one-week time for the submission of reply of 1st deficiency notice conveyed to the promoter on 28.10.2021. The promoter is directed to submit the online DPI along with other deficit documents. This matter will be linked to the</p>

application applied for registration of project namely Westerlies Phase 2. Matter to come up on 27.12.2021.

On 27.12.2021, matter adjourned for 17.01.2022.

On 17.01.2022, matter adjourned for 31.01.2022.

The promoter submitted the reply on 27.12.2021 which is scrutinized, and remaining deficiencies are conveyed to the promoter.

On 31.01.2022, the promoter was directed to submit the deficit documents along with corrected online DPI and REP-I (Part A-H). Matter adjourned for 14.03.2022.

On 14.03.2022, none is present on behalf of the promoter. The application for registration was received on 08.10.2021 and despite conveying deficiencies/observations and hearing on multiple occasions, the promoter is not coming forward for their rectification and submission of complete information and hence one last opportunity is being granted for removal of all deficiencies failing which the application for registration shall be considered for rejection. Matter to come up on 28.03.2022.

On 28.03.2022, the matter was adjourned to 31.03.2022.

The promoter submitted the reply on 28.03.2022 which was scrutinized, and remaining deficiencies have been conveyed to the promoter.

On 31.03.2022, the matter was adjourned to 02.04.2022.

On 02.04.2022, the AR of the promoter was directed to attend the deficiencies before the next date of hearing. The matter was adjourned to 11.04.2022.

On 11.04.2022, on the request of the promoter, 2 weeks' time is granted to the promoter for submission of deficit documents. Matter to come up on 25.04.2022.

On 25.04.2022, in the last hearing on the request of the promoter, 2 weeks' time was granted to the promoter for submission of deficit documents. As on today, the promoter has submitted reply to the notice of deficiencies. The office to examine and put up before the Authority on the next date of hearing on 02.05.2022.

On 02.05.2022, the promoter had submitted the reply on 25.04.2022 which was scrutinized and the deficiencies which are still needs to be rectified are conveyed to the promoter. Regarding late fee, matter was referred to Mrs. Geeta Rathee Singh, LO, HARERA, GGM for legal opinion with regarding to charging of late fee as part completion for 46.257 acres was obtained on 31.07.2017. The report from the LO needs to be submitted before the next date of hearing. On the request of the promoter, 2-week time was granted for submission of deficit documents and submission of reply regarding late fee. Matter to come up on 16.05.2022.

The promoter submitted the reply on 13.05.2022 which was scrutinized, and remaining deficiencies have been conveyed to the promoter.

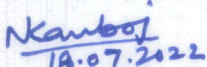
On 16.05.2022, the report from the LO regarding waiving of late fee was awaited. In the meanwhile, the promoter was directed to submit the reply of deficit documents before next date of hearing. Matter to come up on 30.05.2022.


The promoter has submitted the reply on 27.05.2022 which was scrutinized and found that all the deficiencies have been fulfilled by the promoter except deficit fee of Rs. 59,63,901/-, online corrections in REP-I (Part A-H) and minor observations and corrections in detailed project information.

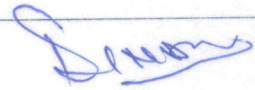
On 30.05.2022, the matter to come up on 06.06.2022 for considering the report of the Sr. Legal Officer.

In the meanwhile, the promoter has submitted the late fee of Rs. 59,63,901/- vide DD No. 048295 dated 08.06.2022. The documents which are pending are online corrections in REP-I (Part A-H) and revised DPI submitted needs to be submitted as there are few minor corrections which are marked on the hardcopy of the DPI and the same are conveyed to the promoter.

Also, at the time of registration of project namely Westerlies Phase II, on hearing dated 15.11.2021, the authority had imposed penalty of Rs. Ten lacs for noncompliance of the orders of the authority as despite of various opportunities of hearing, deficiencies was not fulfilled by the promoter. But the promoter has not submitted the penalty of Rs. Ten lacs till date nor submitted the binded DPI.


18.07.2022
(Naresh Kumar)
Chartered Accountant


(Asha)
Chartered Accountant


(J. S. Sindhu)
Executive Engineer (Monitoring)

Day and Date of hearing

Monday and 18.07.2022

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY


Proceedings dated: 18.07.2022


Sh. J. S Sindhu, Executive Engineer (Monitoring) briefed about the facts of the project.

Sh. Utkarsh Suyog (AM-Projects) is present on behalf of the promoter.

The AR submits that all the compliances have been duly made and the late fees has also been deposited and the DPI is also ready and being submitted after binding. Penalty imposed Rs. 10 Lakh be also recovered before issuance of registration certificate.

The Authority decides to grant registration.


Vijay Kumar Goyal
Member, HARERA, Gurugram


Dr. Krishana Kumar Khandelwal
Chairman, HARERA, Gurugram

