



Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	The Cityscape	
2.	Name of the promoter	M/s French Buildmart Pvt. Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 66, Gurugram	
5.	Legal capacity to act as a promoter	Licensee	
6.	Status of project	Ongoing	
7.	Whether registration applied for whole	Whole Project	
8.	Online application ID	RERA-GRG-PROJ-745-2020	
9.	License no.	43 of 2010 dated 08.06.2010	Valid upto 07.06.2020
10.	Total licensed area	2.0229 Acres	Area to be registered 2.0229 Acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	08.06.2010
	ii)	Zoning Plan Approval	06.02.2019
	iii)	Building Approval plan	11.05.2020
	iv)	Environmental Clearance	03.09.2020
	v)	Airport height clearance	25.05.2018
	vi)	Fire scheme approval	24.09.2020
	vii)	Service plan and estimate approval	Applied
12.	File Status	Date	
	File received on	25.09.2020	
	First notice Sent on	05.10.2020	
	First hearing on	13.10.2020 (adjourned)	
	Second hearing on	13.11.2020 (adjourned)	
	Third hearing on	04.12.2020 (adjourned)	
	Fourth hearing on	09.12.2020 s	
	Reply submitted on	09.12.2020	
	Fifth hearing on	23.12.2020	

13.	Status of Deficiencies	<ol style="list-style-type: none"> 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status: Not Submitted. 2. DPI not filled Properly. Status: Not Submitted. 3. Deficit Fee- Rs 40,11,322/- (Late fee) Status: Not Submitted. 4. Renewal of license no. 43 of 2010 needs to be submitted. Status: Applied. 5. List of sold and unsold inventory needs to be submitted. Status: Submitted. 6. NOC from the M/s Capital Skyscraper Pvt. Ltd. regarding the registration of project. Status: Submitted. 7. Undertaking regarding the liability of the existing allottees. Status: Submitted. 8. Two third consent of the allottees for the revised building plan and change of promoter needs to be submitted. Status: Submitted only 60 allottees consent Out of 245. 9. Copy of allotment letter for the existing allottees issued by M/s Capital Skyscraper Pvt. Ltd. needs to be submitted. Status: Submitted. 10. Copy of Builder Buyer Agreement for the existing allottees issued by M/s Capital Skyscraper Pvt. Ltd. needs to be submitted. Status: Submitted. 11. Copy of brochure of the project. Status: Submitted. 12. Draft Application form is not as per the prescribed format. Status: 13. Draft Allotment letter is not as per the prescribed format. Status: 14. Draft Builder Buyer Agreement is not as per the prescribed format. Status: 15. Draft of Conveyance deed needs to be submitted. Status: Submitted. 16. Board resolution authorized to operate the accounts of the bank needs to mention all the three bank account of the promoter. Status: Submitted. 17. GST Certificate has not been provided by the company. Status: Submitted. 18. Project Proponents form has not been filled by the applicant. Status: Submitted. 19. Infrastructure development charges needs to be clarified. Status: Not Submitted. 20. Proof of payment of license fees needs to be provided. Status: Submitted.
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		<p>21. Approved service estimate plan needs to be provided to check the calculation of internal development works Status: Applied. Applied copy of plans not submitted.</p> <p>22. Quarterly schedule of estimated expenditure needs to be clarified and corrected. Status: Not Submitted.</p> <p>23. Quarterly schedule of sources of funds needs to be clarified and corrected. Status: Not Submitted.</p> <p>24. Quarterly schedule of net cash flow needs to be corrected. Status: Not Submitted.</p>		
14.	Deficit documents	<p>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).</p> <p>2. DPI not filled Properly.</p> <p>3. Deficit Fee- Rs 40,11,322/- (Late fee)</p> <p>4. Renewal of license no. 43 of 2010 needs to be submitted.</p> <p>5. Two third consent of the allottees for the revised building plan and change of promoter needs to be submitted. Status: Submitted only 68 allottees consent which is not 2/3rd.</p> <p>6. Draft Application form is not as per the prescribed format.</p> <p>7. Draft Allotment letter is not as per the prescribed format.</p> <p>8. Draft Builder Buyer Agreement is not as per the prescribed format.</p> <p>9. Infrastructure development charges needs to be clarified.</p> <p>10. Approved service estimate plan needs to be provided to check the calculation of internal development works</p> <p>11. Quarterly schedule of estimated expenditure needs to be clarified and corrected.</p> <p>12. Quarterly schedule of sources of funds needs to be clarified and corrected.</p> <p>13. Quarterly schedule of net cash flow needs to be corrected.</p>		
Day and Date of hearing		Wednesday and 23.12.2020		
Proceeding recorded by				
REPRESENTED THROUGH				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.				
2.				
PROCEEDINGS OF THE DAY				
<i>The hearing is adjourned and matter is</i>				



HARERA
GURUGRAM

fixed for 12.01.2021.

Recorded by

Signature