



PROCEEDINGS OF THE DAY

Day and Date	Tuesday and 27.07.2021
Subject	Project Hearing
RPIN	265
Project	The Cityscape
Promoter	M/s French Buildmart Pvt. Ltd.
Represented through	Sh. B.B. Sahu (AR) Sh. Parmod Sharma (Executive)
Proceeding recorded by	Sh. Ashish Kush, Planning Executive

Subject: Project hearing regarding the registration of commercial project "The Cityscape" admeasuring 2.0229 acres situated at Sector 66, Gurugram developed by M/s French Buildmart Pvt. Ltd.

Sh. Ashish Kush, Planning Executive briefed the facts about the project.

Sh. B.B.Sahu (Manager) and Sh. Parmod Sharma (Executive) are present on behalf of the promoter.

The license for development of commercial project was issued in favour of M/s French Buildmart Pvt. Ltd. for an area measuring 2.0229 acres in sector-66, Gurugram. However, M/s Capital Skyscraper Pvt. Ltd. a subsidiary company of licensee applied for the RERA registration and the same was granted by the Interim RERA, Panchkula on 01.01.2018. In view of the same sale of 268 units was also made by M/s Capital Skyscraper Pvt. Ltd., who otherwise was neither licensee nor the collaborator neither the BIP Holder. However, the sale was affected in view of registration in their name by Interim RERA, Panchkula. Now, the licensee M/s French Buildmart Pvt. Ltd. has applied for in their name and agreed to add an addendum to the Builder Buyer Agreement/ Allotment letter that without infringing any rights of the existing allottees the licensee will settle all the issues/ disputes on the existing and prospective allottees and will deliver the possession of units to the allottees as per the BBA.

On 23.06.2021, the authority directed the promoter to submit the requisite approvals/ NOC's from various departments like storm water drainage, sewerage disposal and a draft of addendum of BBA shall be submitted before next date of hearing i.e 13.07.2021.

Reply submitted by the promoter on 12.07.2021. The promoter submitted the approvals/ NOC's from various departments like storm water drainage, sewerage disposal. As well as the intimation to the allottees regarding the change of developer of the project with the update of construction.

Online information has not been filled up by the promoter despite various opportunities. This project also involves TOD benefits by the promoter and a reference

regarding TOD projects has already been sent to DTCP Haryana. Meanwhile the promoter may complete the online information and other deficiencies. On the request of the promoter matter is fixed for 20.07.2021. On 20.07.2021, the matter was adjourned for 27.07.2021.

The matter was discussed in detail. In view of the back-drop/history of the project namely the "Cityscape' the below noted facts have been observed:

- i. That earlier the project was got registered in the name of M/s Capital Skyscraper, an independent company which has no legal entity in the capacity of either a licensee or promoter as no license was issued in its name. The Panchkula Authority granted registration certificate dated 01.01.2018 vide No. 02 of 2018. Overlooking the above material fact.
- ii. The registration was granted for a period upto 31.12.2018, which has expired since then. A period of more than 1 year 9 months has elapsed and registration has already expired.
- iii. Now, the original license holder French Buildmart Pvt. Ltd. through its AR Sh. Bhim Bahadur Sahu resident of D-275, Krishna Park, Khanpur, New Delhi (Aadhaar Card attached) has applied for amendment in registration of the project after a lapse of more than 1 year 9 months in the name of new company i.e. M/s French Buildmart Pvt. Ltd.
- iv. The promoter submitted an undertaking stating that the M/s French Buildmart Pvt. Ltd. will be liable for settle all issues / disputes, if any, of the existing and prospective customers/ allottees and pay all outstanding dues to the government authorities as and when demanded.

Taking into consideration the registration granted earlier vide registration no. 02 of 2018 dated 01.01.2018 for the commercial project admeasuring 2.0229 acres in favour of M/s Capital Skyscraper Pvt. Ltd. stands cancelled and now the authority has decided to fix the matter for 20.12.2021.

Samir Kumar
(Member)


Vijay Kumar Goyal
(Member)


Dr. K.K. Khandelwal
(Chairman)