



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 07.06.2022
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	Validity upto
	i)	License Approval	07.06.2022
	ii)	Zoning Plan Approval	
	iii)	Building plan Approval	11.04.2025
	iv)	Environmental Clearance	02.09.2027
	v)	Airport height clearance	24.05.2023
	vi)	Fire scheme approval	
	vii)	Service plan and estimate approval	LC-2157-II-JE(VA)/2021/10560 dated 26.04.2021
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	
	Reply submitted on	09.12.2020	
	Fifth hearing on	23.12.2020 (adjourned)	

	Sixth hearing on	12.01.2021 (adjourned)
	Seventh hearing on	25.01.2021 (adjourned)
	Eight hearing on	01.02.2021 (adjourned)
	Ninth hearing on	02.02.2021
	Tenth hearing on	08.03.2021 (adjourned)
	Eleventh hearing on	15.03.2021
	Twelfth hearing on	05.04.2021
	Reply submitted on	05.04.2021
	Reply submitted on	27.04.2021
	Thirteenth hearing on	10.05.2021
	14 th hearing on	23.06.2021
	15 th hearing on	13.07.2021
	16 th hearing on	20.07.2021
	17 th hearing on	27.07.2021
	18 th hearing on	20.12.2021
13.	Proceedings dated 27.07.2021	<p>Sh. Ashish Kush, Planning Executive briefed the facts about the project.</p> <p>Sh. B.B.Sahu (Manager) and Sh. Parmod Sharma (Executive) are present on behalf of the promoter.</p> <p>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.</p> <p>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.</p> <p>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</p>

		<p>allottees regarding the change of developer of the project with the update of construction.</p> <p>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.</p> <p>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:</p> <ol style="list-style-type: none"> 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. <p>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.</p>
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14.	Deficit documents	All the deficiencies are removed by the promoter.
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Case History
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 registration 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 is adjourned for 27.07.2021. On 27.07.2021, the authority decided to fix the matter for 20.12.2021.

ASHISH KUSH
20/12/2021
PLANNING EX.
Planning Executive

Day and Date of hearing Monday and 20.12.2021

Proceeding recorded by

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Ms. Hema Kashyap	Manager	9818083084	
2.	Sh. B.B.Sahu	Manager	8588831649	

PROCEEDINGS OF THE DAY

Proceedings dated: 20.12.2021

Sh. Ashish Kush, briefed about the facts of the case.

Ms. Hema Kashyap (Manager) and Sh. B.B. Sahu (Manager) are present on behalf of the promoter.

The promoter submitted that they will produce written consent of 2/3 allottees who have been allotted units prior to amendment of building plans on account of TOD after coming of RERA.

The matter to come up on 10.01.2022.

V.)
Vijay Kumar Goyal
Member

Dr. K.K. Khandelwal
Chairman