

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 | 08.06.2010 07.06.2022 |
| | ii) | Zoning Plan Approval | 06.02.2019 |
| | iii) | Building plan Approval | 11.05.2020 11.04.2025 |
| | iv) | Environmental Clearance | 03.09.2020 02.09.2027 |
| | v) | Airport height clearance | 25.05.2018 24.05.2023 |
| | vi) | Fire scheme approval | 24.09.2020 |
| | 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) | |



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| | 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 |
| | 19 th hearing on | 10.01.2022 |
| | 20 th hearing on | 17.01.2022 |
| | 21 st hearing on | 19.01.2022 |
| | 22 nd hearing on | 24.01.2022 |
| 13. | Proceedings dated 19.01.2022 | Sh. Ashish Kush, briefed about the facts of the case. Sh. B.B. Sahu joined the proceedings through VC on behalf of the promoter. It was informed that requisite affidavit and balance written consent of 2/3 rd allottees have been submitted today at the registry. Office to examine and may put up on 24.01.2022. The matter to come up on 24.01.2022. |
| 14. | Deficit documents | All the deficiencies are removed by the promoter. |

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. On 20.12.2021, 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. The promoter submitted a reply in which the submitted the 51 numbers of consent from the Allottee(s) of the subject project pertaining to the revision in the building plans granted by DTCP vide memo no. ZP-661/JD(RD)/2020/7824 dated 11.05.2020. On 10.01.2022, the authority directed to submit the corrected online DPI and an affidavit giving details of allottees and details of those allottees who have given their consent regarding the sale of the project and fixed the matter for 17.01.2022. On 17.01.2022, the hearing was adjourned and fixed for 19.01.2022. On 19.01.2022, the promoter informed that they submit the affidavit alongwith the written consent of the allottees. The authority directed to examine the reply. The reply submitted by the promoter on 19.01.2022 in which they submitted the affidavit alongwith the consent of 66 allottees. The total no of units are 351 out of which the sold units are 270. Out of the sold units the consent from 181 allottees has been obtained by the promoter. The total individual identity is 227, However, 2/3rd consent is to be 151 and the promoter has submitted 155 no. of consent of the allottees.

ASHISH KUSH
24/01/2022
PLANNING EXECUTIVE

| | |
|-------------------------|-----------------------|
| Day and Date of hearing | Monday and 24.01.2022 |
| Proceeding recorded by | Ram Niwas |

REPRESENTED THROUGH

| Sr. no. | Name | Designation | Mobile No. | E-mail |
|---------|------|-------------|------------|--------|
| 1. | | | | |
| 2. | | | | |

PROCEEDINGS OF THE DAY

Proceedings dated: 24.01.2022

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

Sh. B.B. Sahu joined the proceedings through VC on behalf of the promoter.

The project pertains to the TOD. The building plans of the project was firstly approved vide Memo no. ZP-661/JD(BS)/2013/33412 dated 13.03.2013. On the basis of TOD, the revision of building plans was approved vide ZP-661/JD(RD)/2020/7824 dated 11.05.2020.

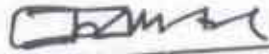
The cases pertain to TOD are subject to the clarification of the DTCP, Haryana. However, the above project is to be registered as a whole not in the phase. As well as the promoter submitted the consent of 2/3rd of the allottees.

The total no. of units in the project are 351. The total no. of units sold are 270 out of which the individual identity is 227. However, the promoter submitted the consent from 181 allottees after examining the consent of allottees it was found that the no. of consent is 155 as per the individual identity. The 2/3rd consent is 151 as the sold units as per individual identity is 227.

The promoter submitted the consent of more than 2/3rd allottees as per the requirement.

Some of the information in respect of sold units needs to be updated as explained to the ARs during proceedings. Rest information is complete. The Authority decided to grant registration. Three set of hard copies for authentication be submitted by the promoter within three days.

V./ 
Vijay Kumar Goyal
Member


Dr. K.K. Khandelwal
Chairman



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

Temp ID- RERA-GRG-745-2020

The Cityscape

AGENDA OF THE MEETING

DATED: 24.01.2022

| ITEM NO. | RPIN | 265 |
|----------------------------|---|---|
| SUBJECT | Application for registration of project "The Cityscape" in Sector-66, Gurugram being developed by M/s French Buildmart Pvt. Ltd. | |
| APPLICATION DETAILS | | |
| 1. | Application for registration (for whole project/ phase) | Project |
| 2. | Name of the project | The Cityscape |
| 3. | (a) Total licensed area of the project | 2.0229 acres |
| | (b) Area applied for registration | 2.0229 acres |
| 4. | Location of the project (location of the project is to give as phase is part of the project even if phase is to be registered) | Sector- 66, Gurugram |
| 5. | Status of the project (status of the project is to be given not of the phase even if phase is to be registered) (New/ Ongoing) Definition of ongoing project as provided in rule 2(o) ¹ | NEW |
| 6. | Planning area | Gurgaon – Manesar Urban Complex – 2031 A.D. |
| CASE HISTORY | | |
| Sr. No. | File status | Date |
| 1. | Application for registration received on | 25.09.2020 |

¹ "on-going project" means a project for which a license was issued for the development under the Haryana Development and Regulation of Urban Area Act, 1975 on or before the 1st May, 2017 and where development works were yet to be completed on the said date



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|-----|------------------------|------------------------|
| 2. | First notice Sent on | 05.10.2020 |
| 3. | First hearing on | 13.10.2020 |
| 4. | Second hearing on | 13.11.2020 (adjourned) |
| 5. | Third hearing on | 04.12.2020 (adjourned) |
| 6. | Fourth hearing on | 09.12.2020 (adjourned) |
| 7. | Fifth hearing on | 23.12.2020 (adjourned) |
| 8. | Sixth hearing on | 12.01.2021(adjourned) |
| 9. | Seventh hearing on | 25.01.2021 (adjourned) |
| 10. | Eighth hearing on | 01.02.2021 (adjourned) |
| 11. | Ninth hearing on | 02.02.2021 |
| 12. | Tenth hearing on | 08.03.2021 (adjourned) |
| 13. | Eleventh hearing on | 15.03.2021 |
| 14. | Twelfth hearing on | 05.04.2021 |
| 15. | Thirteenth hearing on | 27.04.2021 |
| 16. | Fourteenth hearing on | 10.05.2021 |
| 17. | Fifteenth hearing on | 23.06.2021 |
| 18. | Fifteenth hearing on | 13.07.2021 |
| 19. | Sixteenth hearing on | 20.07.2021 |
| 20. | Seventeenth hearing on | 27.07.2021 |
| 21. | Eighteenth hearing on | 20.12.2021 |
| 22. | Nineteenth hearing on | 10.01.2022 |
| 23. | Twentieth hearing on | 24.01.2022 |

DETAILS

DETAILS OF THE PROJECT PROMOTER

The application under section 4 of the Real Estate (Regulation & Development) Act, 2016, has been received in the authority for registration of real estate project/phase (whichever is applicable) having following details:

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|----|--------------------------------|--------------------------------|
| 1. | Name of the applicant-promoter | M/s French Buildmart Pvt. Ltd. |
|----|--------------------------------|--------------------------------|



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|----|--|--|
| 2. | Legal capacity to act as applicant promoter | Licensee |
| 3. | Status of the promoter | Company |
| 4. | Registered address | N-8, Ground Floor, Panchsheel Park, New Delhi-110017 |

PROJECT AND FEE DETAILS

| | | | |
|----|--|---|--|
| 1. | Details of the project (as a whole) | | |
| | Sr. No. | Particulars | Details |
| | 1. | Name of the project | The Cityscape |
| | 2. | Location of the project | Sector-66, Gurugram |
| | 3. | (a) Whether project is to be implemented in one go or in phases | One go |
| | | (b) No. of Phases | N/A |
| | 4. | Licence no. and date of validity | 43 of 2010 dated 08.06.2010 and valid upto 07.06.2022 |
| | 5. | Total licensed area of the project | 2.0229 acres |
| | 6. | Area for registration | 2.0229 acres |
| | 7. | Nature of the project | Commercial Colony |
| | 8. | Name of the license holder | M/s French Buildmart Pvt. Ltd. |
| 2. | Fee details | | |
| | 1. | Fee details | |
| | | (a) Registration fee | Rs 20,05,661/- |
| | | (b) Late fee | Rs 40,11,322/- |
| | | (c) Processing fee | Rs 2,86,523/- |
| | | (d) Total | Rs 63,03,506/- |
| | 2. | DD Details | |
| | | (a) DD amount | 1. Rs 20,05,661/- 2. Rs 2,86,523/- 3. Rs 40,11,322/- |
| | | (b) DD no. and date | 1. 023102 dated 15.09.2020 2. 023101 dated 15.09.2020 |



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| | | 3. 023255 dated 05.01.2021 |
| (c) | Name of the bank issuing | HDFC Bank |
| (d) | Deficient amount | NIL |

| ONLINE APPLICATION SCRUTINY | | | | |
|-----------------------------|---|--|------------------------|-------------------------|
| 1. | Whether the applicant has applied for the registration on official website of the Haryana Real Estate Regulatory Authority, Gurugram. | | YES | NO |
| | | | √ | |
| 2. | Unique no. generated online | | RERA-GRG-PROJ-745-2020 | |
| 3. | Whether the hard copy of the online application REP-I authenticated by promoter? | | YES | NO |
| | | | √ | |
| 4. | The status of mandatory plans to be uploaded online before registration is as under: | | | |
| | Sr. No. | List of plans | Tick if provided | Date of upload document |
| | 1. | Layout plan | √ | 11.09.2020 |
| | 2. | Demarcation plan | √ | 11.09.2020 |
| | 3. | Zoning plan | √ | 11.09.2020 |
| | 4. | Building plans includes following | | |
| | 4.1 | Site plan | √ | 11.09.2020 |
| | 4.2 | Floor plan | √ | 16.06.2021 |
| | 4.3 | Apartment plans | N/A | |
| | 4.4 | Elevation section | √ | 16.06.2021 |
| | 4.5 | X-section plan | √ | 16.06.2021 |
| | 4.6 | Structural plan | X | |
| | 4.7 | Parking plan | √ | 16.06.2021 |
| | 5. | Service plans and estimates (copy of applied service plans and estimates upload) | | |
| | 5.1 | Roads and pavement plan | √ | 16.06.2021 |
| | 5.2 | Electricity supply plan | √ | 08.01.2022 |



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| | 5.3 | Water supply plan | √ | 16.06.2021 |
| | 5.4 | Sewerage plan | √ | 16.06.2021 |
| | 5.5 | Solid waste management plan | √ | 08.01.2022 |
| | 5.6 | Storm water drainage plan | √ | 16.06.2021 |
| | 5.7 | Street light plan | √ | 08.01.2022 |
| | 5.8 | Landscape plan | √ | 08.01.2022 |
| | 5.9 | 10% land transferred to the govt. for community facility | N/A | |
| | 5.10 | Copy of super imposed demarcation plan on the approved layout plan | √ | 08.01.2022 |
| <p>Note: Sr. no. 5.1 to 5.10 are part of the service plans and estimates submitted by the promoter to the competent authority for approval. Till approval is received the promoter should upload above plans as prepared by him and submitted to competent authority for approval. As and when approval is received the copy of the approved plan be uploaded online.</p> | | | | |
| 5. | The status of mandatory documents to be uploaded online before registration is as under: | | | |
| | Sr. No. | List of documents | Tick if provided | Date of upload document |
| | 1. | Copy of license along with schedule of land | √ | 11.09.2020 |
| | 2. | Documents relating to the entry of license and collaboration agreement in the revenue record | √ | 11.09.2020 |
| | 3. | Non-default certificate from a chartered accountant | √ | 15.09.2020 |
| | 4. | Cash flow statement of the proposed project | √ | 16.09.2020 |
| | 5. | Certificate from a chartered accountant certifying that the information provided by the applicant in form REP-1 is correct as per the books of accounts/balance sheet of the applicant | √ | 15.09.2020 |
| 6. | The documents uploaded online have been checked and same are found in order. | | YES | |




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| 7. | The hard copy of online application i.e. REP-I (Part A-H) is in the proper format and all required details have been provided. | | | | | YES |
| 8. | Following are the deficiencies in the online application form: | | | | | |
| | Sr. No. | Status of deficiencies in online application | | | | |
| | 1. | All the deficiencies are removed by the promoter. | | | | |
| DETAILED PROJECT INFORMATION: SCRUTINY | | | | | | |
| 9. | One set of DPI in the proper format has been received and checked. All the necessary details have been provided and found to be in order. DPI along with annexures is placed before the authority for consideration. | | | | | |
| 10. | Details of statutory approvals. | | | | | |
| 10.1 | Statutory approvals required prior to registration | | | | | |
| | Sr. No. | Particulars | Approval no. | Date | Valid upto | Remarks |
| | 1. | License approval | 43 of 2010 | 08.06.2010 | 07.06.2022 | |
| | 2. | Zoning plan approval | 6797 | 06.02.2019 | | |
| | 3. | Building plan / site plan approval | ZP-661/JD(RD)/2020/7824 | 11.05.2020 | 10.05.2025 | |
| | 4. | Environment Clearance approval | SEIAA/(124)/HR/2020/384 | 03.09.2020 | 02.09.2027 | |
| 10.2 | Approvals either applied for or obtained prior to registration. (These approvals if applied be obtained within three months of issue of registration certificate. After approval intimation, be given to the authority and online updation be done.) | | | | | |
| | 1. | Airport height clearance | PALM/NO RTH/B/0 52518/30 9589 | 25.05.2018 | | |
| | 2. | Fire scheme approval | FS/2020/242 | 24.09.2020 | | |
| | 3. | Service plan estimates approval | SE/HQ/99 851 | 04.06.2020 | | |



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| | | 4. | Electrical load availability connection | Ch-42/Drg-26B | 27.11.2019 | | | |
| | 10.3 | Mandatory approvals if applicable and required before construction can be started. (These may be either applied or obtained prior to registration. The applied permissions be obtained within three months of issue of registration certificate.) | | | | | | |
| | | 1. | Forest NOC | 796-G | 03.07.2010 | | | |
| | | 2. | Natural conservation zone NOC | N/A | | | Affidavit Given | |
| | | 3. | Tree cutting permission from DFO NOC | N/A | | | Affidavit Given | |
| | | 4. | Forest diversion land | N/A | | | Affidavit Given | |
| | | 5. | Power Line shifting NOC | N/A | | | Affidavit Given | |
| | 11. | (a) | Additional scrutiny and verification by Planning Executive | | | | | |
| | | Sr. No. | Description | | | | Scrutiny | |
| | | 1. | Land title of the project - whether title deeds, mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application are attached. | | | | YES | |
| | | 2. | License validity - if expired, whether renewal application submitted to DTCP along with payment of requisite fee | | | | Valid | |
| | | 3. | In case promoter is other than licensee - confirm collaboration/ development agreement as below: - | | | | | |
| | | 3.1 | Collaboration agreement - registered or not | | | | N/A | |
| | | 3.2 | Whether it is irrevocable | | | | N/A | |
| | | 3.3 | Whether it provides marketing right to developer | | | | N/A | |
| | | 3.4 | Verify and report - any other restricting clause in such agreement | | | | N/A | |



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| | 4. | Whether beneficiary interest permission in favor of promoter – approved by DTCP is attached. | N/A | N/ |
| | 5. | Whether non-encumbrance certificate issued by tehsildar/ revenue officer is submitted. | YES | N/ |
| | 6. | In case of encumbrance whether prescribed form filed with registrar of companies for creation of charge | N/A | |
| | 7. | Whether the land title search report is in order | YES | |
| | (b) | Comments of Planning Executive | | |
| | Sr. No. | Deficiencies/Observations | | |
| | 1. | All the deficiencies have been fulfilled by the promoter Registration fee, processing fee and late fee is duly paid by the promoter. | | |
| | |  Planning Executive | | |
| 12. | Scrutiny by Chartered Accountant | | | |
| | Description | | Scrutiny | |
| | Part - A - Project proponents | | | |
| | 1. | Check company incorporation and object clause in memorandum & articles of association | YES | |
| | 2. | In case of change in name of entity, whether previous incorporation certificate/ identity document is attached | N/A | |
| | 3. | Whether director's information as required along with supporting documents like address proof, PAN card, passport, etc. are attached? | YES | |
| | Part - C - Project details | | | |
| | 4. | In case land is encumbered, whether requisite charge is created in favor of lender? (Copy of form filed with ROC to be attached along with sanction letter of lender) | Non encumbrance certificate provided | |
| | 5. | Whether supporting documents for land cost are attached? | Sale deed Provided | |




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| 6. | Whether infrastructure cost as mentioned is in line with supporting documents? | YES |
| 7. | Whether financial resources to meet the project cost are properly mentioned? | YES |
| 8. | Whether all particulars in section are properly filled in and provided? | YES |
| Part - E - Project cost/ sale proceeds details | | |
| 9. | Whether all supporting documents for project cost are submitted? | YES |
| 10. | Whether project report and supporting costing documents for internal development work are provided? | YES |
| 11. | Whether construction cost & other details as mentioned are in line with details in other sections? | YES |
| PART - H - Separate bank account of project | | |
| 12. | Whether the board resolution duly acknowledged by bank for operation of bank account is submitted properly specifying same to be 70% collection account as per RERA rules. | YES |
| 13. | Whether details of all authorized signatories to operate the bank account are properly mentioned in prescribed format and required documents are submitted for same | YES |
| Part - J - Quarterly schedule of physical and financial progress | | |
| 14. | Whether the financials details in summary sheet are properly filled in and duly authenticated? | YES |
| 15. | Verify quarterly expenditure statement till end of project and ensure that all cost elements are captured therein | YES |
| 16. | Verify quarterly source of funds till end of project and ensure that there is no inconsistency in same with summary details provided in section | YES |
| 17. | Verify that sale numbers are matching with summary details in prescribed form | N/A |
| 18. | Verify net cash flow statement to ensure that it remains positive till end of project | YES |



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| 19. | Whether CA certificate for non-default in payment of debt obligations is provided | YES | |
| 20. | Verify financial statements for last three years of promoter and check for repayment of financial obligations, statutory dues. Any other adverse financial position as observed from financial statements is to be highlighted. | Promoter Equity as compare to Debt fund is 11.56 Lakh (Equity), 2222.29 lakh (Debt) | |
| 21. | Net worth of promoter (as per latest balance sheet) | Negative net worth of ₹ 11.56 Lakh as per financial year 2018-19 | |
| Part - K - Additional details in case of ongoing project | | | |
| 22. | Whether financial and inventory details are verified by CA and CA certificate is issued in prescribed format? | N/A | |
| 23. | Comments of Chartered Accountant | | |
| | Sr. No. | Deficiencies/Observations | |
| | 1. | All the deficiencies are removed. | |
| | | <i>N. Kanungo</i> Chartered Accountant | |
| 13. | Scrutiny by Planning Executive | | |
| | Sr. No. | Description | Scrutiny |
| | 1. | Whether the collaboration agreement is registered? | N/A |
| | 2. | Whether the collaboration agreement is irrevocable? | N/A |
| | 3. | Whether the land mentioned in the collaboration agreement is same as mentioned in the license? | N/A |
| | 4. | Whether the fact that project land licensed and bonded for setting up of a colony has been informed to the revenue department for entry in the record of ownership? | YES |
| | 5. | Whether collaboration agreement gives right to develop, marketing, raising funds and allotment of real estate in totality? | N/A |



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| 6. | Whether the sale agreement with the buyer by the beneficial interest permission holder i.e. promoter is entered into with the concurrence and signatures of licensee and collaborator (if any)? | N/A |
| S.no | Comments | |
| 1. | Deficiencies of this part are removed. | |
| | |  Arvish KUSH PLANNING EXECUTIVE Planning Executive |
| 14. | Conditions to be incorporated in the registration certificate: | |
| 1. | The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017; | |
| 2. | The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act; | |
| 3. | The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017. | |
| 4. | The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause (I) of sub-section 2 of section 4; | |
| 5. | The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State; | |
| 6. | The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project. | |
| 7. | The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time. | |
| 8. | Preferential location charges shall only be levied on such apartments, plots or buildings which are duly approved in the layout plan by the competent authority and the same shall have to be indicated at the time of registration of the project | |



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| | | with the authority along with preferential location charges/special preferential location charges etc., otherwise no PLC chargeable from the allottees. |
| | 9. | The promoters shall submit list of apartments, plots or buildings sold through real estate agents along with details of the commission and details of the property at the time of submission of quarterly progress report. |
| | 10 | No separate EDC/IDC are payable by the allottees except the basic sale price on carpet area basis. |
| | 11 | The attention of the promoter is invited to the definition of common areas provided in section 2(n) of the Real estate (Regulation and Development) Act, 2016 and specifically community and commercial facilities as provided in real estate project are part of the common areas. Accordingly, these are to be transferred to the association of allottees or the competent authority as the case may be along with all other mentioned common facilities. Accordingly, the promoter is restrained to part away with such facilities with third party. |
| | 12 | The sale shall not be permitted through real estate agent without availability of prospectus/brochure containing necessary details and a set of drawing and approvals with the real estate agent registered with the HARERA. In case of engagement of real estate agent or change of real estate agent, the promoter shall inform the same to the authority. |
| | 13 | In future any new allotment in ongoing projects or new projects, the plot/apartment/or building shall be sold only on carpet area basis and not on super area basis and the rate shall be inclusive of all charges like including GST/PLC. |
| | 14 | There shall not be any subvention scheme for the registered project without prior approval of the authority. |
| | 15 | The promoter shall make available all the approved plans of the project on the project site. |
| | 16 | As per section 11, the promoter shall form an association of allottees or society or co-operative society, as the case may be, of the allottees, or a federation of the same shall be formed, within a period of three months of the majority of allottees having booked their plot/apartment/building and inform the authority about the AOA. |
| | 17 | The promoter shall incorporate a condition in the allotment letter that buyer of unit shall enroll himself as a member of registered association under this project. |



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| | 18 | The promoter shall declare details of the floor along with specifications, payment plan and time for handing over of possession of unit after obtaining all required approvals from the competent Authority. |
| | 19 | As per section 13, the promoter shall not accept a sum more than ten per cent of the cost of the apartment, plot, or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale with such person and register the said agreement for sale, under any law for the time being in force. |

DECISION OF THE AUTHORITY

Approved

[Signature]

Sh. Vijay Kumar Goyal
Member, HARERA, Gurugram

[Signature]

Dr. Krishana Kumar
Khandelwal
Chairman, HARERA, Gurugram

