




2.	Documents relating to the entry of license and collaboration agreement in the revenue record	√	14.04.2022				
3.	Non-default certificate from a chartered accountant	√	14.04.2022				
4.	Cash flow statement of the proposed project	X					
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	√	14.04.2022				
6.	The documents uploaded online have been checked and same are found in order.	YES					
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.	The corrections needs to be done.					
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	107 of 2021	17.12.2021	16.12.2026	
		2.	Zoning approval plan	N/A			
		3.	Layout approval plan	8072	20.12.2021		



		4.	Architectural Control Sheet	ZP1544/A D(RA)/20 22/11408	26.04.2022		
		5.	Environment Clearance approval	N/A			
	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	N/A			
		2.	Fire scheme approval	N/A			
		3.	Service plan estimates approval	LC- 4446/JE(VA)/2022 /13147	16.05.2022		
		4.	Electrical load availability connection	Ch.04/Drg .-PLC	03.01.2022		
	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	KM4-VFC- FNLV	07.12.2021		
		2.	Natural conservation zone NOC	N/A			Affidavit Given
		3.	Tree cutting permission from DFO NOC	N/A			Affidavit Given
		4.	Forest land diversion	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		
		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.	N/A	N/	
		6.	In case of encumbrance whether prescribed form filed with registrar of companies for creation of charge	YES		
		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 except corrections in online (A-H) and online DPIP.				
		 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	Provided
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?	Provided
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)	Yes. Provided
5.	Whether supporting documents for land cost are attached?	Provided
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?	Provided
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.	Provided
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	Provided



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
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.	Disputed demand of Rs. 823 lakhs with National Anti-Profitteering Agency as per auditor report for the financial year 2019-20. the case is pending with Hon'ble High Court.
21.	Net worth of promoter (as per latest balance sheet)	₹ 6.07 crore as per financial year 2019-20.
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 financial deficiencies are removed.
		<i>N Kanaujia</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
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.	All the deficiencies are removed.
		 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 hundred 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 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.	The promoter shall execute the draft allotment letter as annexed in the detailed project information which is duly approved by the authority and authenticated by the promoter.
15.	There shall not be any subvention scheme for the registered project without prior approval of the authority.
16.	The promoter shall make available all the approved plans of the project on the project site.



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| 17 | 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. |
| 18 | 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. |
| 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

Sh. Vijay Kumar Goyal
Member, HARERA, Gurugram

Dr. Krishana Kumar
Khandelwal
Chairman, HARERA, Gurugram