

Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	Grand Central 114	
2.	Name of the promoter	M/s Candeo Projects Pvt. Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 114, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Status of project	New	
7.	Whether registration applied for whole	Whole Project	
8.	Online application ID	RERA-GRG-PROJ-990-2021	
9.	License no.	05 of 2022 dated 19.01.2022	Valid up to 18.01.2027
10.	Total licensed area	12.33675 acres	Area to be registered 12.33675 acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	05 of 2022 dated 19.01.2022 18.01.2027
	ii)	Zoning Plan Approval	N/A
	iii)	Layout plan Approval	Drg. No DTCP 8126 dated 20.01.2022 -
	iv)	Environmental Clearance	N/A N/A
	v)	Architectural Control Sheet	Not Provided
	vi)	Service plan and estimate approval	Applied on 21.01.2022
12.	File Status	Date	
	File received on	03.02.2022	
	First notice Sent on	07.02.2022	
	First hearing on	14.02.2022	
	Second hearing on	21.02.2022	
13.	Status of Documents	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted. 2. Online DPI needs to be revised. Status: Submitted. 3. Architectural Control Sheet needs to be submitted.	



		<p>Status: Applied, pending for final approval</p> <p>4. Approved Service Plan and Estimates needs to be submitted. Status: Applied, pending for final approval.</p> <p>5. Copy of approval letter of Electrical load availability needs to be submitted. Status: Applied, pending for final approval.</p> <p>6. Approvals / NOC's from various agencies for connecting external services like water supply needs to be submitted. Status: Submitted.</p> <p>7. Draft Allotment letter needs to be revised. Status: Submitted.</p> <p>8. Draft Builder Buyer Agreement needs to be revised. Status: Submitted.</p> <p>9. Cost of EDC needs to be mentioned as per LOI. Status: Submitted.</p> <p>10. Infrastructure development charges needs to be clarified. Status: Clarified.</p> <p>11. Escrow agreement executed with the bank needs to be submitted. Status: Not Submitted.</p>
14.	Deficit Documents	<p>1. Architectural Control Sheet needs to be submitted.</p> <p>2. Approved Service Plan and Estimates needs to be submitted.</p> <p>3. Copy of approval letter of Electrical load availability needs to be submitted.</p> <p>4. Escrow agreement executed with the bank needs to be submitted.</p>
Day and Date of hearing		Monday and 21.02.2022
Proceeding recorded by		Ramniwas

Case History:-

The promoter M/s Candeo Projects Pvt. Ltd. who is a License Holder applied for the registration of real estate project namely "Grand Central 114" located at Sector-114, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 28339 dated 03.02.2022 and RPIN-434. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-990-2021. The project area for registration is same as that of the licensed area i.e., 12.33675 acres. License no - 05 of 2022 dated 19.01.2022. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/434 dated 07.02.2022 was issued to the promoter with an opportunity of being heard on 14.02.2022. The reply submitted by the promoter on 11.02.2022 which was scrutinized and remaining deficiencies were conveyed to the promoter. On 14.02.2022, the AR of the promoter company informs that the standard designs and architectural façade of the individual of the proposed SCO units stands submitted to DTCP office and are under approval. Similarly, the service plan/estimates are also under approval of DTCP which is expected shortly. The corrections in online DPI and form A to H are also being made and shall be completed shortly. The deficit fee of Rs. 14,95, 500/- has been deposited in the registry on 11.02.2022. The approval for electrical load availability and assurance for water supply etc. have also been applied and will be submitted shortly. The corrections in draft allotment and BBA be submitted. The copy of escrow agreement executed with the bank shall be submitted along with the rectification of other deficiencies. Since the 24 mtr. wide proposed road is not yet constructed and the existing sector road is also not yet fully connected with Nazafgarh road and hence a proper linkage plan showing the existing access with available and proposed ROW shall also be submitted. The matter to come up on 21.02.2022.

The promoter submitted a reply on 18.02.2022 which was scrutinized and the remaining deficiencies are mentioned below:



1. Architectural Control Sheet needs to be submitted.
2. Approved Service Plan and Estimates needs to be submitted.
3. Copy of approval letter of Electrical load availability needs to be submitted.
4. Escrow agreement executed with the bank needs to be submitted.


ASHISH KUSH
19/2/22
PLANNING EXECUTIVE
Planning Executive

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Vikash Shah	Authorized Signatory	9654195337	
2.	Ravi Gautam	Authorized Representative	9818921096	

PROCEEDINGS OF THE DAY

Proceedings dated: 21.02.2022

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

Sh. Vikash Shah (Authorized Signatory) and Sh. Ravi Gautam (AR) are present on behalf of the promoter.

After scrutiny of the reply dated 18.02.2022, it was found that some deficiencies are remaining which are mentioned below:

1. Architectural Control Sheet needs to be submitted.
2. Approved Service Plan and Estimates needs to be submitted.
3. Copy of approval letter of Electrical load availability needs to be submitted.
4. Escrow agreement executed with the bank needs to be submitted.

The Authority directed the promoter to submit the deficit documents alongwith escrow agreement executed with bank. The Authority decided to grant the registration on the condition that the promoter shall submit

1. the approval of Electrical load availability within 15 days from the grant of registration certificate.
2. the bank guarantee/ Cheque of Rs 25,00,000/- on account of submission of approved architectural control sheet within 15 days from the grant of registration certificate and bank guarantee/ Cheque of Rs 25,00,000/- on account of submission of approved Service Plan and Estimates within two months from the grant of registration certificate.


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 -990-2021
Grand Central 114

AGENDA OF THE MEETING

DATED: 21.02.2022

ITEM NO.		RPIN	434
SUBJECT	Application for registration of project "Grand Central 114" in Sector-114, Gurugram being developed by M/s Candeo Projects Pvt. Ltd.		
APPLICATION DETAILS			
1.	Application for registration (for whole project/ phase)	Project	
2.	Name of the project	Grand Central 114	
3.	(a) Total licensed area of the project	12.33675 acres	
	(b) Area applied for registration	12.33675 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- 114, 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 "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

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



1.	Application for registration received on	03.02.2022
2.	First notice Sent on	07.02.2022
3.	First hearing on	14.02.2022
4.	Second hearing on	21.02.2022

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:

1.	Name of the applicant-promoter	M/s Candeo Projects Pvt. Ltd.
2.	Legal capacity to act as applicant promoter	License Holder
3.	Status of the promoter	Company
4.	Registered address	UG-39, UGF SomDutt Chamber II, 9, Bhikaji Cama Place New Delhi - 110066

PROJECT AND FEE DETAILS

1.	Details of the project (as a whole)		
	Sr. No.	Particulars	
		Details	
	1.	Name of the project	Grand Central 114
	2.	Location of the project	Sector-114, Gurugram
	3.	(a) One Go	One go
		(b) N/A	N/A
	4.	Licence no. and date of validity	05 of 2022 dated 19.01.2022 valid upto 18.01.2027
	5.	Total licensed area of the project	12.33675 acres
	6.	Area for registration	12.33675 acres
	7.	Nature of the project	Commercial Plotted Colony (SCO)
	8.	Name of the license holder	M/s Candeo Projects Pvt. Ltd.
	9.	Name of the collaborator (if any)	N/A



2. Fee details			
1. Fee details			
(a)	Registration fee	74,887.466*1.5*20 = Rs 22,46,623.98/-	
(b)	Late fee	74,887.466*10 = Rs 7,48,874.66/-	
(c)	Processing fee	NIL	
(d)	Total	Rs 29,95,498.64/-	
2. DD Details			
(a)	DD amount	1. Rs 10,00,000/- 2. Rs 5,00,000/- 3. Rs 14,95,500/-	
(b)	DD no. and date	1. 024643 dated 01.02.2022 2. 024642 dated 01.02.2022 3. 024659 dated 07.02.2022	
(c)	Name of the bank issuing	Axis 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-900-2021	
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	√	19.02.2022
2.	Demarcation plan	√	22.01.2022
3.	Zoning plan	N/A	
4.	Building plans includes following		



	4.1	Site plan	√	19.02.2022
	4.2	Floor plan	N/A	
	4.3	Apartment plans	N/A	
	4.4	Elevation section	N/A	
	4.5	X-section plan	N/A	
	4.6	Structural plan	N/A	
	4.7	Parking plan	N/A	
	5.	Service plans and estimates (Applied)		
	5.1	Roads and pavement plan	√	29.01.2022
	5.2	Electricity supply plan	X	
	5.3	Water supply plan	√	29.01.2022
	5.4	Sewerage plan	√	29.01.2022
	5.5	Solid waste management plan	N/A	
	5.6	Storm water drainage plan	√	29.01.2022
	5.7	Street light plan	X	
	5.8	Landscape plan	X	
	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	√	19.02.2022
	<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.	<p>The status of mandatory documents to be uploaded online before registration is as under:</p>			
	Sr. No.	List of documents	Tick if provided	Date of upload document
	1.	Copy of license along with schedule of land	√	22.01.2022
	2.	Documents relating to the entry of license and collaboration agreement in the revenue record	√	19.02.2022




3.	Non-default certificate from a chartered accountant	√	19.02.2022		
4.	Cash flow statement of the proposed project	√	19.02.2022		
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	√	19.02.2022		
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.	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	05 of 2022	19.01.2022	18.01.2027	
2.	Zoning approval plan	N/A			
3.	Building plan / Site plan approval	8126	20.01.2022		
4.	Architectural Control Sheet	Applied			
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 clearance height	N/A		
		2.	Fire approval scheme	N/A		
		3.	Service estimates plan approval	Applied	24.01.2022	
		4.	Electrical availability load connection	Applied	21.01.2022	
	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	JCY-NBL-XHEC	17.09.2021	
		2.	Natural conservation zone NOC	3593	05.11.2013	
		3.	Tree cutting permission from DFO	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	
		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 except electrical load availability, approved architectural control sheet and approved service plans and estimates.			
		 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)	Non encumbrance Provided
5.	Whether supporting documents for land cost are attached?	Sale Deed provided
6.	Whether infrastructure cost as mentioned is in line with supporting documents?	Applied copy of service estimates provided.
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	Provided	
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.	Long term debt to equity ratio of the company is 1:0.19 which shows its adverse financial position of the company.	
21.	Net worth of promoter (as per latest balance sheet)	Net worth of ₹ 24.37 crore for the financial year 2020-21	
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 Kanboj</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.	
			 ASHISH KUSH PLANNING EXECUTIVE 21/02/22 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.
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.

Additional Conditions

- 20 The promoter shall submit the approved electrical load availability within 15 days from the grant of the registration certificate.
- 21 The promoter shall submit the approved Architectural Control Sheet within 15 days from the grant of the registration certificate and Approved Service Plan and Estimates within two months from the grant of the registration certificate.
- 22 The promoter shall submit the bank guarantee/ Cheque of Rs 25 lacs on account of approved architectural control sheet and bank guarantee/ Cheque of Rs 25 lacs on account of approved service plans and estimates. This bank guarantee shall be forfeited in case the conditions are not fulfilled by the promoter within the stipulated time period mentioned in the conditions.
- 23 The master account (100%) 922020007524007, shall be attached. No amount shall be withdrawn from this account till the submission of deficit documents in the authority. It is the responsibility of the concerned bank to freeze the master account till the conditions are not fulfilled by the promoter and the account will be defreeze as intimated by the authority.
- 24 In case of failure to submit the approved architectural control sheet within 15 days from the date of issuance of registration certificate and approved Service plans and estimates within two months from the date of issuance of registration certificate, then the amount collected from the allottees will be refunded with interest at the prescribed rate within one month thereafter and the registration certificate shall be treated as deemed cancelled.

DECISION OF THE AUTHORITY

APPROVED


Sh. Vijay Kumar Goyal
Member, HARERA, Gurugram


Dr. Krishana Kumar
Khandelwal
Chairman, HARERA, Gurugram