



**HARERA**  
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

**AGENDA OF THE MEETING**

DATED: 15.10.2020

ITEM NO.	
SUBJECT	Application for registration of project <b>Mahira Homes 95</b> in Sector-95, Gurugram being developed by <b>M/s Czar Buildwell Pvt. Ltd.</b>
<b>APPLICATION DETAILS</b>	
1.	<b>Application for registration</b> (for whole project/ phase) Whole Project
2.	<b>Name of the project</b> Mahira Homes 95
3.	(a) <b>Total licensed area of the project</b> 6.05 acres
	(b) <b>Area applied for registration</b> 6.05 acres
4.	<b>Location of the project</b> (location of the project is to give as phase is part of the project even if phase is to be registered) Sector-95, Gurugram, Haryana
5.	<b>Status of the project</b> (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) <sup>1</sup> New
6.	<b>Planning area</b> Gurgaon - Manesar Urban Complex - 2031 A.D.
<b>CASE HISTORY</b>	
<b>Sr. No.</b>	<b>File status</b> <b>Date</b>
1.	<b>Application for registration received on</b> 25.09.2020

<sup>1</sup> "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 1<sup>st</sup> May, 2017 and where development works were yet to be completed on the said date



	2.	1st deficiency notice sent on	01.10.2020	
	3.	Hearing on		
<b>DETAILS</b>	<b>DETAILS OF THE PROJECT PROMOTER</b>			
	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.	<b>Name of the applicant-promoter</b>	M/s Czar Buildwell Pvt. Ltd.	
	2.	<b>Legal capacity to act as applicant promoter</b>	Collaborator	
	3.	<b>Status of the promoter</b>	Company	
	4.	<b>Registered address</b>	302-A, Global Foyer, Golf Course Road, Sector-43, Gurugram, Haryana	
	<b>PROJECT AND FEE DETAILS</b>			
	1.	<b>Details of the project (as a whole)</b>		
		<b>Sr. No.</b>	<b>Particulars</b>	<b>Details</b>
		1.	Name of the project	Mahira Homes 95
		2.	Location of the project	Sector-95, Gurugram, Haryana
		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	24 of 2020 dated 10.09.2020 valid upto 09.09.2025
		5.	Total licensed area of the project	6.05 acres
	6.	Area for registration	6.05 acres	
	7.	Nature of the project	Affordable Group Housing	
	8.	Name of the license holder	M/s Doctor Agro Pvt. Ltd	
	9.	Name of the collaborator (if any)	M/s Czar Buildwell Pvt. Ltd.	
	2.	<b>Details of the phase to be registered</b>		



Sr. No.	Particulars	Details
1.	Name of the phase to be registered	N/A
2.	Phase no. for which registration applied	N/A
3.	Area of phase for registration	N/A
4.	Nature of the phase	N/A
<b>3.</b>	<b>Fee details</b>	
1.	Fee details	
(a)	Registration fee	Rs 13,88,695/-
(b)	Late fee	Nil
(c)	Processing fee	Rs 5,75,360/-
(d)	Total fee	Rs 19,64,055
2.	DD Details	
(a)	DD amount	1. Rs 2,50,000/- 2. Rs 6,00,000/- 3. 11,14,056/-
(b)	DD no. and date	1. 000010 dated 14.09.2020 2. 000011 dated 19.09.2020 3. 000016 dated 03.10.2020
(c)	Name of the bank issuing	Axis Bank
3.	(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-749-2020	
3.	Whether the hard copy of the online application REP-I finally corrected and 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	√	09.10.2020
2.	Demarcation plan	√	09.10.2020
3.	Zoning plan	√	09.10.2020
4.	Building plans includes following		
4.1	Site plan	√	09.10.2020
4.2	Floor plan	√	09.10.2020
4.3	Apartment plans	X	
4.4	Elevation section	√	09.10.2020
4.5	X-section plan	√	09.10.2020
4.6	Structural plan	√	09.10.2020
4.7	Parking plan	√	09.10.2020
5.	Service plans and estimates		
5.1	Roads and pavement plan	√	09.10.2020
5.2	Electricity supply plan	√	09.10.2020
5.3	Water supply plan	√	09.10.2020
5.4	Sewerage plan	√	09.10.2020
5.5	Solid waste management plan	√	09.10.2020
5.6	Storm water drainage plan	√	09.10.2020
5.7	Street light plan	√	09.10.2020
5.8	Landscape plan	√	09.10.2020
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	√	09.10.2020

**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.					
5.	<b>The status of mandatory documents to be uploaded online before registration is as under:</b>					
	<b>Sr. No.</b>	<b>List of documents</b>	<b>Tick if provided</b>	<b>Date of upload document</b>		
	1.	Copy of license along with schedule of land	√	22.09.2020		
	2.	Documents relating to the entry of license and collaboration agreement in the revenue record	√	09.10.2020		
	3.	Non-default certificate from a chartered accountant	√	22.09.2020		
	4.	Cash flow statement of the proposed project	√	22.09.2020		
	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	√	09.10.2020		
6.	<b>The documents uploaded online have been checked and same are found in order.</b>			Checked and found in order		
7.	<b>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.</b>			YES		
8.	<b>Following are the deficiencies in the online application form:</b>					
	<b>Status of deficiencies in online application</b>					
	Online application scrutinized. Corrections are done by the promoter.					
<b>DETAILED PROJECT INFORMATION: SCRUTINY</b>						
9.	<b>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.</b>					
10.	<b>Details of statutory approvals.</b>					
	<b>10.1</b>	<b>Statutory approvals required prior to registration</b>				
		<b>Sr. No</b>	<b>Particulars</b>	<b>Approval no.</b>	<b>Date</b>	<b>Valid upto Remarks</b>
		.				




		1.	License approval	24 of 2020	10.09.2020	09.09.2025	
		2.	Zoning plan approval	7540	10.09.2020		
		3.	Building plan / site plan approval	ZP-1428/JD(RD)/2020/814	05.10.2020	04.10.2025	
		4.	Environment Clearance approval	HR/SEAC/2020/3916181	Applied on 27.07.2020		
		<b>Note:</b> In case of affordable housing environmental clearance is to be obtained within the years of license and before start of construction.					
	<b>10.2</b>	<b>Approvals either applied for or obtained prior to registration.</b> (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	OFFCHK/NORTH/B/082720/479233	31.08.2020		
		2.	Fire scheme approval		Applied on 09.09.2020		
		3.	Service plan estimates approval		Applied on 22.09.2020		
		4.	Electrical load availability connection	2891	Applied on 12.09.2020		
	<b>10.3</b>	<b>Mandatory approvals if applicable and required before construction can be started.</b> (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	QTJ-B3W-T47R	23.12.2019		
		2.	Natural conservation zone NOC	N/A			
		3.	Tree cutting permission NOC from DFO	Affidavit Glven			



		4.	Forest land diversion	N/A			
		5.	Power Line shifting NOC	N/A			
11	(a)	<b>Additional scrutiny and verification by Planning Executive</b>					
		<b>Sr. No.</b>	<b>Description</b>			<b>Scrutiny</b>	
		1.	Land title of the project - whether title deeds, mutation, jamabandi and aks-shijra duly certified by revenue officer six months prior to date of application are attached.			Attached	
		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			Registered	
		3.2	Whether it is irrevocable			YES	
		3.3	Whether it provides marketing right to developer			YES	
		3.4	Verify and report - any other restricting clause in such agreement			NO	
		4.	Whether beneficiary interest permission in favor of promoter - approved by DTCP is attached.			N/A	
		5.	Whether non-encumbrance certificate issued by tehsildar/ revenue officer is submitted.			YES	
		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	
		8.	Whether permission for phase has been obtained from DTCP Haryana			N/A	



<b>(b)</b>	<b>Comments of Planning Executive</b>	
	<b>Sr. No.</b>	<b>Deficiencies/Observations</b>
	1.	Environment Clearance needs to be submitted.
	2.	Fire Scheme approval needs to be submitted.
	3.	Approved Service plans and estimates needs to be submitted
	4.	Electrical load availability needs to be submitted.
	5.	Mining Permission needs to be submitted.
6.	All the deficiencies have been fulfilled by the promoter except Environment Clearance, Fire Scheme Approval, Approved service plan and estimates, Electric load availability, Mining permission. However, for these approvals, applications already filed in concerned department. Registration fee, processing fee duly paid by the promoter. Online corrections are done by the promoter.	
	 <b>Planning Executive</b>	
<b>12</b>	<b>Scrutiny by Chartered Accountant</b>	
	<b>Description</b>	<b>Scrutiny</b>
	<b>Part - A - Project proponents</b>	
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	NO
3.	Whether director's information as required alongwith supporting documents like address proof, PAN card, passport, etc. are attached?	Provided
	<b>Part - C - Project details</b>	
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)	Provided





5.	Whether supporting documents for land cost are attached?	Collaboration agreement Provided
6.	Whether infrastructure cost as mentioned is in line with supporting documents	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
<b>Part - E - Project cost/ sale proceeds details</b>		
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
<b>PART - H - Separate bank account of project</b>		
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.
<b>Part - I - Quarterly schedule of physical and financial progress</b>		
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	Provided
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	Provided.
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.	Promoter has been regularly paying the statutory dues like PF, ESI, Income Tax, GST
21.	Net worth of promoter (as per latest balance sheet )	₹ 1.46 Crore
<b>Part - K - Additional details in case of ongoing project</b>		
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	
	All deficiencies are got rectified.	
		<i>ukamboj</i> Chartered Accountant
<b>13</b>	<b>Scrutiny by Planning Executive</b>	
<b>Sr. No.</b>	<b>Description</b>	<b>Scrutiny</b>
1.	Whether the collaboration agreement is registered?	YES
2.	Whether the collaboration agreement is irrevocable?	YES
3.	Whether the land mentioned in the collaboration agreement is same as mentioned in the license?	YES
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?	YES
6.	Whether the sale agreement with the buyer by the beneficial interest permission holder i.e. promoter is	YES



		entered into with the concurrence and signatures of licensee and collaborator (if any)?	
<b>14.</b>	<b>Conditions to be incorporated in the registration certificate:</b>		
<b>Sr. No.</b>	<b>Conditions</b>		
1.	The promoter shall strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and the Haryana Real Estate Regulatory Authority, Gurugram (Registration of Projects) Regulations, 2018, and all such other regulations, orders, decisions and directions that may be issued by the authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.		
2.	The promoter shall strictly abide by the declaration made in the form REP-II		
3.	The promoter apart from the price of the apartments calculate for carpet area shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.		
4.	The promoter will not raise any loan against the project without prior approval of the authority.		
5.	The promoter shall create his own website within a period of one month containing information as mandated under regulation 14 of the Haryana Real Estate Regulatory Authority, Gurugram (Registration of Projects) Regulations, 2018 and update the same periodically but not later than every quarter, including the information relating to apartments sold/booked and expenditure made in the project.		
6.	A copy of the brochure and each advertisement(s) shall be submitted to the authority immediately after publication.		
7.	The promoter shall enter into an agreement for sale with the allottees as prescribed by the Government. Application form, allotment letter and conveyance deed shall be in format as specified in regulations and the necessary details shall also be incorporated by the promoter. Builder Buyer Agreement shall also be as prescribed in the Haryana Real Estate (Regulation and Development) Amendment Rules, 2019. The promoter shall also adopt and strictly abide by the model agreement for sale as provided in rule 8 of the RERA Rules dated 12.09.2019.		
8.	The applied phase for registration has to be connected with all facilities/services and it should be stand-alone part of the project qualified to obtain occupation certificate independently.		



	9.	The promoter shall not mortgage or create a charge on any apartment, plot or building, as the case may be, and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, it shall not affect the right and interest of the allottee who has taken or agreed to take such apartment, plot or building.
	10.	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 (l) of sub-section (2) of section 4;
	11.	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.
	12.	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.
	13.	No separate EDC/IDC are payable by the allottees except the basic sale price on carpet area basis.
	14.	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.
	15.	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.
	16.	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.
	17.	There shall not be any subvention scheme for the registered project without prior approval of the authority.
	18.	The promoter shall make available all the approved plans of the project on the project site.





19.	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.
<b>Additional Conditions</b>	
20.	The promoter shall submit the Environment Clearance within one year from the date of issuance of license from DTCP, Haryana.
21.	The promoter shall submit the Fire Scheme Approval, Approved service plan and estimates, Electric load availability, Mining permission within 3 months from the date of grant of registration certificate.

**DECISION OF THE AUTHORITY**

*Approved Subjected to conditions mentioned above.*

  
(Samir Kumar)

Member, HARERA, Gurugram

  
(Subhash Chander Kush)

Member, HARERA, Gurugram

  
(Dr. Krishana Kumar  
Khandelwal)

Chairman, HARERA, Gurugram

