



PROCEEDINGS OF THE DAY

Day and Date	Tuesday and 24.11.2020
Subject	Project Hearing
RPIN	275
Project	The Millennia- 3
Promoter	M/s Sternal Buildcon Private Limited
Represented through	Anurag Srivastava
Proceeding recorded by	Sh. Ashish Kush, Planning Executive

Subject: Project hearing regarding the registration of affordable group housing project namely "The Millennia-3" measuring 9.103 acres situated at Sector 37D, Gurugram developed by M/s Sternal Buildcon Private Limited.

The Authorized representative Mr. Anurag Srivastava present during the online hearing. The promoter states that they have submitted all the deficit documents except Environment Clearance, Fire Scheme approval, Service plan and estimates and Electric Load availability as specified in the last hearing dated 09.11.2020. The Authority decided to issue the registration certificate in the proceedings of 09.11.2020 subject to the fulfilment of the deficient documents as mentioned in the hearing dated 09.11.2020. Now, the promoter needs to submit the documents i.e. Environment Clearance within one year from the date of license and Fire Scheme approval, Service plan and estimates and Electric Load availability within 3 months as mentioned in the registration certificate.


Samir Kumar
(Member)


Dr. K.K. Khandelwal
(Chairman)



AGENDA OF THE MEETING

DATED: 09/11/2020

ITEM NO.		RPIN	274
SUBJECT	Application for registration of project "The Millennia-3" in Sector-37D, Gurugram being developed by M/s Sternal Buildcon Pvt. Ltd.		
APPLICATION DETAILS			
1.	Application for registration (for whole project/ phase)	Project	
2.	Name of the project	The Millennia-3	
3.	(a) Total licensed area of the project	9.103 acres	
	(b) Area applied for registration	9.103 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- 37D, 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	23.10.2020	
2.	First notice Sent on	30.10.2020	

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



	3.	First hearing on	09.11.2020	
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 Sternal Buildcon Pvt. Ltd.	
	2.	Legal capacity to act as applicant promoter	Collaborator	
	3.	Status of the promoter	Company	
	4.	Registered address	13 th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001	
	PROJECT AND FEE DETAILS			
	1.	Details of the project (as a whole)		
		Sr. No.	Particulars	Details
		1.	Name of the project	The Millennia-3
	2.	Location of the project	Sector- 37D, 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		
	5.	Total licensed area of the project	9.103 acres	
	6.	Area for registration	9.103 acres	
	7.	Nature of the project	AGHP	
	8.	Name of the license holder	Lalwani Brothers Buildcon L.P	
	9.	Name of the Collaborator	M/s Sternal Buildcon Pvt. Ltd.	
2.	Fee details			
	1.	Fee details		
		(a) Registration fee	Rs 20,89,469/-	
		(b) Late fee	Nil	



	(c)	Processing fee	Rs 8,65,704/-
	(d)	Total	Rs 29,55,173/-
2.	DD Details		
	(a)	DD amount	1. Rs 8,65,704/- 2. Rs 20,89,469/-
	(b)	DD no. and date	1. 194620 and 02.11.220 2. 194621 and 02.11.2020
	(c)	Name of the bank issuing	Yes 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-768-2020		
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	√	22.10.2020
	2.	Demarcation plan	√	18.11.2020
	3.	Zoning plan	√	22.10.2020
	4.	Building plans includes following		
	4.1	Site plan	√	18.11.2020
	4.2	Floor plan	√	24.11.2020
	4.3	Apartment plans	√	24.11.2020
	4.4	Elevation section	√	24.11.2020
	4.5	X-section plan	√	24.11.2020



	4.6	Structural plan	X	
	4.7	Parking plan	√	24.11.2020
5.	Service plans and estimates			
	5.1	Roads and pavement plan	√	24.11.2020
	5.2	Electricity supply plan	X	
	5.3	Water supply plan	√	24.11.2020
	5.4	Sewerage plan	√	24.11.2020
	5.5	Solid waste management plan	X	
	5.6	Storm water drainage plan	√	24.11.2020
	5.7	Street light plan	X	
	5.9	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	√	18.11.2020
<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	√	22.10.2020
	2.	Documents relating to the entry of license and collaboration agreement in the revenue record	√	18.11.2020
	3.	Non-default certificate from a chartered accountant	√	24.11.2020
	4.	Cash flow statement of the proposed project	√	24.11.2020
	5.	Certificate from a chartered accountant certifying that the information provided by	√	24.11.2020




		the applicant in form REP-1 is correct as per the books of accounts/balance sheet of the applicant					
6.	The documents uploaded online have been checked and same are found in order.		Checked and found in order				
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.					
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	17 of 2020	17.07.2020	16.07.2025	
		2.	Zoning plan approval	LC-4186	17.07.2020		
		3.	Building plan / site plan approval	ZP-1425/SD(DK)/2020/18773	22.10.2020	21.10.2025	
		4.	Environment Clearance approval	Applied	Applied	Applied	
		Note: In case of affordable housing environmental clearance is to be obtained within the years of license and before start of construction.					
	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	08.06.2020		



			60520/46 7022			
	2.	Fire approval scheme	Applied			
	3.	Service plan estimates approval	Applied			
	4.	Electrical load availability connection	Applied on 07.07.2020			
	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	PAD-QY5-01BC	29.04.2020		
	2.	Natural conservation zone NOC	N/A			
	3.	Tree cutting permission from DFO	Affidavit Given			
	4.	Forest land diversion	N/A			
	5.	Power Line shifting NOC	N/A	N/A	N/A	N/A
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	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	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	Provided		
	(b)	Comments of Planning Executive					
	Sr. No.	Deficiencies/Observations					
	1.	Environment Clearance needs to be submitted.					
	2.	Fire Scheme approval needs to be submitted.					
	3.	Service plans and estimates needs to be submitted.					
	4.	Electrical load availability needs to be submitted.					
						 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	NO
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 certificate 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?	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?	Provided.
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?	Provided.
PART - I - 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	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	Provided.	
	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)	₹ 15.26 Crore as per balance sheet for the 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>Wanbyj</i> Chartered Accountant			
	13.	Scrutiny by Planning Executive		
		Sr. No.	Description	Scrutiny
		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 entered into with the concurrence and signatures of licensee and collaborator (if any)?	YES
		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 (l) 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.	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.	To safeguard the interests of buyers, 5% management quota apartments shall get earmarked in all categories of plots in the affordable housing projects. A list of 5% management quota allotment shall be submitted by the promoter to the authority



		along with affidavit of the concerned allottee that no premium has been paid by them.
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		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.
Additional Conditions		
20		The promoter shall submit the Environment Clearance within one year of the issuance of the license from DTCP, Haryana.
21		The promoter shall submit the Fire Scheme approval, Airport Height Clearance, Service Plan and Estimates, Forest Clearance NOC within 3 months of the issuance of registration certificate.

DECISION OF THE AUTHORITY

APPROVED

Sh. Subhash Chander Kush
Member, HARERA, Gurugram

Sh. Samir Kumar
Member, HARERA, Gurugram


Dr. Krishana Kumar
Khandelwal
Chairman, HARERA, Gurugram