



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

14

AGENDA OF THE MEETING

DATED: 01.03.2021

ITEM NO.		RPIN	292
SUBJECT	Application for registration of project "Avenue 81" in Sector-81, Gurugram being developed by M/s GLS Infracon Pvt. Ltd.		
APPLICATION DETAILS			
1.	Application for registration (for whole project/ phase)	Project	
2.	Name of the project	Avenue 81	
3.	(a) Total licensed area of the project	5.6625 acres	
	(b) Area applied for registration	5.6625 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- 81, 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	10.02.2021	

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



	2.	First notice Sent on	18.02.2021	
	3.	First hearing on	01.03.2021	
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 GLS Infracon Pvt. Ltd.	
	2.	Legal capacity to act as applicant promoter	Collaborator	
	3.	Status of the promoter	Company	
	4.	Registered address	707, 7 th Floor, JMD Pacific Square, Sector-15, Part-II, Gurugram- 122001	
	PROJECT AND FEE DETAILS			
	1.	Details of the project (as a whole)		
		Sr. No.	Particulars	Details
		1.	Name of the project	Avenue 81
		2.	Location of the project	Sector-81, 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	34 of 2020 dated 30.10.2020 and valid upto 29.10.2025
		5.	Total licensed area of the project	5.6625 acres
	6.	Area for registration	5.6625 acres	
	7.	Nature of the project	AGHP	
	8.	Name of the license holder	Geeta Yadav and others	
	9.	Name of the Collaborator	M/s GLS Infracon Pvt. Ltd.	
	2.	Fee details		
	1.	Fee details		



	(a)	Registration fee	Rs 12,99,750/-
	(b)	Late fee	NIL
	(c)	Processing fee	Rs 5,38,509/-
	(d)	Total	Rs 18,38,259/-
2.	DD Details		
(a)	DD amount	1. Rs 17,72,000/- 2. Rs 66,500/-	
(b)	DD no. and date	1. 533560 and 08.02.2021 2. 498103 dated 19.02.2021	
(c)	Name of the bank issuing	Punjab National Bank 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-808-2021	
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	√
			08.02.2021
	2.	Demarcation plan	√
			03.02.2021
	3.	Zoning plan	√
			03.02.2021
	4.	Building plans includes following	
	4.1	Site plan	√
			08.02.2021
	4.2	Floor plan	√
			01.03.2021
	4.3	Apartment plans	√
			01.03.2021



	4.4	Elevation section	√	01.03.2021
	4.5	X-section plan	√	01.03.2021
	4.6	Structural plan	X	
	4.7	Parking plan	√	08.02.2021
5.	Service plans and estimates (copy of applied service plans and estimates upload)			
	5.1	Roads and pavement plan	√	01.03.2021
	5.2	Electricity supply plan	X	
	5.3	Water supply plan	√	01.03.2021
	5.4	Sewerage plan	√	01.03.2021
	5.5	Solid waste management plan	N/A	
	5.6	Storm water drainage plan	√	01.03.2021
	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	√	01.03.2021
<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	√	03.02.2021
	2.	Documents relating to the entry of license and collaboration agreement in the revenue record	√	03.02.2021
	3.	Non-default certificate from a chartered accountant	√	06.02.2021



	4.	Cash flow statement of the proposed project	√	06.02.2021			
	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	√	01.03.2021			
	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	34 of 2020	30.10.2020	29.10.2025	
		2.	Zoning plan approval	7588	03.11.2020		
		3.	Building plan / site plan approval	ZP-1438/SD(DK)-2021/3104	08.02.2021	07.02.2026	
		4.	Environment Clearance approval	Applied	28.12.2020		
		Note: In case of affordable housing environmental clearance is to be obtained within one year 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 clearance height	Clarification Given			N/A
2.	Fire approval scheme	Applied	09.02.2021		
3.	Service plan estimates approval	Applied	09.02.2021		
4.	Electrical availability connection load	Ch-80/Drg-PLC	28.12.2020		


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	YK1-3RE-DB9K	06.10.2020		
2.	Natural conservation zone NOC	N/A			
3.	Tree cutting permission from DFO NOC	Affidavit Given			
4.	Forest land diversion	N/A			
5.	Power Line shifting NOC	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	New License Original License 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	YES		
(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.	Approved Service plan and Estimates 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		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?	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?	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
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 has been regularly paying the statutory dues like PF, ESI, Income Tax, GST
21.	Net worth of promoter (as per latest balance sheet)	₹ 3.88 Crore as per balance sheet for the 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 deficiencies are removed.
		<i>Ukanth</i> Chartered Accountant
13.	Scrutiny by Planning Executive	
	Sr. No.	Description
	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)?	N/A
		S.no Comments	
		1. Deficiencies of this part 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.	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.

20 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

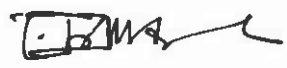
21 The promoter shall submit the Environment Clearance within one year of the issuance of the license from DTCP, Haryana.

22 The promoter shall submit the Fire Scheme approval, Service Plan and Estimates, within 3 months of the issuance of registration certificate.

DECISION OF THE AUTHORITY

APPROVED.


Sh. Samir Kumar
Member, HARERA, Gurugram


Dr. Krishana Kumar
Khandelwal
Chairman, HARERA, Gurugram