

Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	Elan Paradise	
2.	Name of the promoter	M/s Elan Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 50, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Status of project	Ongoing	
7.	Whether registration applied for whole	Whole Project	
8.	Online application ID	RERA-GRG-PROJ-1062-2022	
9.	License no.	25 of 2021 dated 04.06.2021	Valid upto 03.06.2026
10.	Total licensed area	3.35 acres	Area to be registered 3.35 acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval Validity upto
	i)	License Approval	32 of 2020 dated 31.10.2020 29 of 2021 dated 22.06.2021 30.10.2025 21.06.2026
	ii)	Zoning Approval Plan	ZP-1452/AD(RA)/2021/21872 dated 01.09.2021
	iii)	Building Approval plan	ZP-1452/AD(RA)/2022/11460 dated 27.04.2022 26.04.2027
	iv)	Environmental Clearance	SEIAA(128)/HR/2021/612 dated 09.07.2021 08.07.2028
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/195/ 780-783 dated 13.04.2022 12.03.2030
	vi)	Fire scheme approval	Applied
	vii)	Service plan and estimate approval	Applied
12.	File Status	Date	
	File received on	05.05.2022	
	First notice Sent on	23.05.2022	
	First hearing on	30.05.2022	
13.	Status of Documents	1. Deficit Fee- Rs 7,15,660.76/- Status: Not Submitted. 2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H). Status: Not Submitted.	

3. Online DPI needs to be corrected.
Status: Submitted but needs to be revised.
4. Fire Scheme Approval needs to be submitted, if applied than copy needs to be submitted alongwith plans.
Status: Applied on 29.04.2022, copy submitted.
5. Approved Service Plan and Estimates needs to be submitted. If applied than copy needs to be submitted alongwith plans and estimates.
Status: Applied on 28.04.2022, copy submitted.
6. Mutation duly certified by revenue officer six months prior to date of application needs to be submitted.
Status: Submitted.
7. Project report needs to be submitted.
Status: Submitted.
8. Approvals / NOC's from concerned agency for connecting roads needs to be submitted.
Status: Undertaking regarding the non-applicability of NOC for access permission submitted.
9. Natural Conservation Zone needs to be submitted.
Status: Affidavit for non-applicability submitted.
10. Powerline Shifting needs to be submitted.
Status: Affidavit for non-applicability submitted.
11. Forest Land diversion needs to be submitted.
Status: Affidavit for non-applicability submitted.
12. Pert chart needs to be submitted.
Status: Submitted.
13. Draft brochure needs to be submitted.
Status: Not Submitted.
14. Copy of Allotment letter executed with the existing allottees needs to be submitted.
Status: Submitted.
15. Copy of BBA executed with the existing allottees needs to be submitted.
Status: Submitted.
16. Draft Allotment letter is not as per the prescribed format.
Status: Submitted but needs to be revised.
17. Draft Builder Buyer Agreement is not as per the prescribed format.
Status: Submitted but needs to be revised.
18. Layout plan alongwith the boundary of licensed area and changes needs to be submitted.
Status: Not Submitted.
19. Prior written consent of two-third allottees needs to be submitted.
Status: Total sold units are 228 out of which consent of 194 are submitted which comes out to be more than two-third.
20. Cost of land needs to be clarified. An annexure in support of the same needs to be submitted.

		<p>Status: As per collaboration agreement developer will be share to the land owner 33% of total developed area of the project. Hence cost of land for the developer would be nil.</p> <p>21. CA certificate for promoter equity needs to be provided. Status: Equity infusion is nil as declare by the promoter.</p> <p>22. Bank undertaking needs to be revised. Status: Provided. However, not as per the specified format hence it is needs to be revised.</p> <p>23. Director report for the preceding three financial years needs to be submitted. Status: Submitted.</p> <p>24. License fees challan needs to be submitted. Status: Submitted.</p> <p>25. Financial resources of the project need to be mentioned in online DPI. Status: Clarification required for amount mention in other sources.</p> <p>26. Part-J of the project needs to be filled in online DPI. Status: CA certificate for financial and inventory details needs to be submit.</p> <p>27. CA Certificate for expenses up to the date of registration needs to be provided. Status: Needs to be corrected, it must be matched with part D1 of DPI.</p> <p>28. CA certificate for non-default in statutory dues needs to be revised. Status: Submitted.</p> <p>29. Promoter affidavit keeping in section 4(2)(I)(D) of the Act needs to be submitted. Status: Submitted.</p> <p>30. An undertaking from the promoter regarding EDC to ensure that the 10% of total receipts in project RERA account should be transferred in state treasury account until it is fully paid. Status: Submitted.</p> <p>31. Annual report for the financial year 2018-19 and 2019-20 needs to be attached in the online DPI. Status: Not Submitted.</p>
	Deficit Documents	<ol style="list-style-type: none"> 1. Deficit Fee- Rs 7,15,660.76/- 2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H). 3. Online DPI needs to be revised. 4. Fire Scheme Approval needs to be submitted. 5. Approved Service Plan and Estimates needs to be submitted. 6. Draft brochure needs to be submitted. 7. Draft Allotment letter needs to be revised. 8. Draft Builder Buyer Agreement needs to be revised. 9. Layout plan alongwith the boundary of licensed area and changes needs to be submitted. 10. Cost of land needs to be clarified. An annexure in support of the same needs to be submitted. 11. Bank undertaking needs to be revised.

		Status: Provided. However, not as per the specified format hence it is needs to be revised. 12. Financial resources of the project need to be mentioned in online DPI. 13. Part-J of the project needs to be filled in online DPI. 14. CA Certificate for expenses up to the date of registration needs to be provided. 15. Annual report for the financial year 2018-19 and 2019-20 needs to be attached in the online DPI.
Day and Date of hearing		Monday and 30.05.2022
Proceeding recorded by		Ram Niwas

Case History:

The Promoter M/s Elan Ltd. who is a collaborator applied for the registration of real estate commercial colony namely "Elan Paradise" located at Sector-50, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 32147 dated 05.05.2022 and RPIN-459. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1062-2022. The project area for registration is same as that of the licensed area i.e., 3.35 acres vide License no -32 of 2020 dated 31.10.2020 for an area 2.0 acres and license no 29 of 2021 dated 22.06.2021 for an area 1.35 acres.

The license no. 32 of 2020 dated 31.10.2020 for an area 2.0 acres was already registered vide registration number RC/REP/HARERA/GGM/447/179/2021/15 dated 22.03.2021 which was valid upto 30.09.2025. The building plans of the earlier approved area is changed. However, the promoter applied for the registration of whole area i.e., 3.35 acres.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/459 dated 23.05.2022 was issued to the promoter with an opportunity of being heard on 30.05.2022.

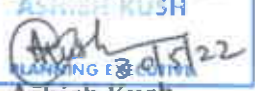
The promoter submitted a reply on 26.05.2022 which was scrutinized and the remaining deficiencies are mentioned below:

1. Deficit Fee- Rs 7,15,660.76/-
2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H).
3. Online DPI needs to be revised.
4. Fire Scheme Approval needs to be submitted.
5. Approved Service Plan and Estimates needs to be submitted.
6. Draft brochure needs to be submitted.
7. Draft Allotment letter needs to be revised.
8. Draft Builder Buyer Agreement needs to be revised.
9. Layout plan alongwith the boundary of licensed area and changes needs to be submitted.
10. Cost of land needs to be clarified. An annexure in support of the same needs to be submitted.
11. Bank undertaking needs to be revised.



- Status: Provided. However, not as per the specified format hence it is needs to be revised.
12. Financial resources of the project need to be mentioned in online DPI.
 13. Part-J of the project needs to be filled in online DPI.
 14. CA Certificate for expenses up to the date of registration needs to be provided.
 15. Annual report for the financial year 2018-19 and 2019-20 needs to be attached in the online DPI.


 30.05.2022
Naresh Kumar

Chartered Accountant


 30/5/22
Ashish Kush

Planning Executive

REPRESENTED THROUGH				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.				
PROCEEDINGS OF THE DAY				
<p>Proceedings dated: 30.05.2022</p> <p>Sh. Ashish Kush, Planning Executive briefed about the facts of the case.</p> <p>Sh. A. Dhingra (Sr.VP) and Ms. Priyanka Aggarwal (Advocate) are present on behalf of the promoter.</p> <p>The authority directed the promoter to submit the deficit fee along with the deficit documents.</p> <p>Apart from rectifying the above deficiencies including the deficit fee of Rs. 7,15,661/- the promoter is advised to submit a certificate from the concerned branch regarding submission of the annual audit report of project accounts in respect of projects registered till 31.03.2021 and QPRs of the projects of the promoter till last quarter is to be submitted.</p> <p>The matter to come up on 13.06.2022.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="text-align: center;">  Vijay Kumar Goyal Member, Harera, Gurugram </div> <div style="text-align: center;">  Dr. K.K. Khandelwal Chairman, Harera, Gurugram </div> </div>				

