

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.	32 of 2020 dated 31.10.2020	Valid upto 30.10.2025
		29 of 2021 dated 22.06.2021	Valid upto 21.06.2026
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 Plan Approval	ZP-1452/AD(RA)/2021/21872 dated 01.09.2021
	iii)	Building plan Approval	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)	Revised Fire scheme approval	FS/2022/107 dated 09.06.2022
	vii)	Revised 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	
	Second hearing on	13.06.2022	

13.	Status of Documents	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H). Status: Submitted but needs to be revised. 2. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 3. Fire Scheme Approval needs to be submitted Status: Approval letter vide Memo no. FS/2022/107 dated 09.06.2022 submitted. 4. Revised approved Service Plan and Estimates needs to be submitted. Status: Applied on 28.04.2022, copy submitted. 5. Draft Builder Buyer Agreement is not as per the prescribed format. Status: Submitted but needs to be revised. 6. Cost of land needs to be clarified. An annexure in support of the same needs to be submitted. 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. 7. Financial resources of the project need to be mentioned in online DPI. Status: It is clarified that the amount mentioned in other source is treated as a promoter equity. 8. Part-J of the project needs to be filled in online DPI. Status: Submitted. 9. CA Certificate for expenses up to the date of registration needs to be provided. Status: Submitted. 10. Annual report for the financial year 2018-19 and 2019-20 needs to be attached in the online DPI. Status: Hard copy submitted, cannot be uploaded online due to large volume of data. However, later annual report of 2020-2021 is uploaded in online DPI.
	Deficit Documents	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H). 2. Online DPI needs to be revised. 3. Revised approved Service Plan and Estimates needs to be submitted. 4. Draft Builder Buyer Agreement needs to be revised. 5. Cost of land needs to be clarified. An annexure in support of the same needs to be submitted.

Day and Date of hearing Monday and 13.06.2022

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 were conveyed to the promoter.

On 30.05.2022, the authority directed the promoter to submit the deficit fee along with the deficit documents. 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.

The matter to come up on 13.06.2022.

The promoter submitted a reply on 03.06.2022 which was scrutinized and the remaining deficiencies were conveyed to the promoter.

The promoter submitted a reply on 10.06.2022 which was scrutinized and the remaining deficiencies are mentioned below:

1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H).
2. Online DPI needs to be revised.
3. Revised approved Service Plan and Estimates needs to be submitted.
4. Draft Builder Buyer Agreement needs to be revised.
5. Cost of land needs to be clarified. An annexure in support of the same needs to be submitted.


Naresh Kumar
Chartered Accountant


Ashish Kush
Planning Executive

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Arvinder Dhingra	Sr. VP	9717900945	arvinder@elanlimited.com
2.	Sh. Kamal Kishore	AVP Architect	9582828922	kkishore@elanlimited.com

PROCEEDINGS OF THE DAY

Proceedings dated: 13.06.2022

Sh. Arvinder Dhingra (Sr. VP) and Sh. Kamal Kishore (AVP Architect) are present on behalf of the promoter.

Sh. Ashish Kush, Planning Executive briefed about the facts of the case.

The promoter needs to rectify the remaining deficiencies mentioned below:

1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H).
2. Online DPI needs to be revised.

3. Revised approved Service Plan and Estimates needs to be submitted.
4. Draft Builder Buyer Agreement needs to be revised.
5. Cost of land needs to be clarified. An annexure in support of the same needs to be submitted.

The coram is incompleted. The matter is adjourned for 27.06.2022.


13/6/22
PLANNING EXECUTIVE

Ashish Kush
Planning Executive