

**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<br>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<br>29 of 2021 dated 22.06.2021 |
|       |  |  | 30.10.2025<br>21.06.2026                                   |
|       | ii)  | Zoning Plan Approval                       | ZP-1452/AD(RA)/2021/21872 dated<br>01.09.2021              |
|       | iii)   | Building plan Approval                     | ZP-1452/AD(RA)/2022/11460 dated<br>27.04.2022              |
|       |  |  | 26.04.2027   |
|       | iv)  | Environmental Clearance                    | SEIAA(128)/HR/2021/612 dated<br>09.07.2021                 |
|       |  |  | 08.07.2028   |
|       | v)   | Airport height clearance                   | AAI/RHQ/NR/ATM/NOC/2022/195/<br>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.   | Fee Details  |  |  |
|       | Registration Fee   | 25351.493*1.87*20 = Rs. 9,48,145.83/-      |  |
|       | Processing Fee   | 25351.493*10 = Rs 2,53,514.93/-            |  |
|       | Late Fee   | NIL  |  |
|       | Total Fee  | Rs 12,01,660.76/-                          |  |
| 13.   | DD amount  | 1. Rs 4,86,000/-                           |  |

|     |                                 |   |
|-----|---------------------------------|---|
|     |                                 | 2. Rs 7,15,700/-  |
|     | <b>DD no. and date</b>          | 1. 060863 dated 30.04.2022<br>2. 060913 dated 26.05.2022  |
|     | <b>Name of the bank issuing</b> | HDFC Bank   |
|     | <b>Deficient amount</b>         | NIL   |
| 14. | <b>File Status</b>              | <b>Date</b>   |
|     | <b>File received on</b>         | 05.05.2022  |
|     | <b>First notice Sent on</b>     | 23.05.2022  |
|     | <b>First hearing on</b>         | 30.05.2022  |
|     | <b>Second hearing on</b>        | 13.06.2022  |
|     | <b>Second hearing on</b>        | 27.06.2022  |
| 13. | <b>Status of Documents</b>      | <ol style="list-style-type: none"> <li>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H).<br/>Status: Submitted for correction.</li> <li>2. Online DPI needs to be corrected.<br/>Status: Submitted but needs to be revised.</li> <li>3. Revised approved Service Plan and Estimates needs to be submitted.<br/>Status: Applied on 28.04.2022, copy submitted.</li> <li>4. Draft Builder Buyer Agreement is not as per the prescribed format.<br/><b>Status: Submitted.</b></li> <li>5. Cost of land needs to be clarified. An annexure in support of the same needs to be submitted.<br/>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.</li> </ol> |
|     | <b>Deficit Documents</b>        | <ol style="list-style-type: none"> <li>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H).</li> <li>2. Online DPI needs to be corrected.</li> <li>3. Approved Service Plan and Estimates needs to be submitted.</li> <li>4. Cost of land needs to be clarified. An annexure in support of the same needs to be submitted.</li> </ol>  |
|     | <b>Day and Date of hearing</b>  | Monday and 27.06.2022   |
|     | <b>Proceeding recorded by</b>   | 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.

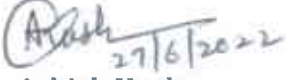
The promoter submitted a reply on 10.06.2022 which was scrutinized and the remaining deficiencies were conveyed to the promoter.

On 13.06.2022, The coram is incompleated. The matter is adjourned for 27.06.2022.

The promoter submitted a reply on 23.06.2022 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 corrected.
3. Approved Service Plan and Estimates needs to be submitted.
4. Cost of land needs to be clarified. An annexure in support of the same needs to be submitted.

**Naresh Kumar**  
Chartered Accountant

  
 27/6/2022  
**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 |
| 3.      | Ms. Priyanka Aggarwal | AR            | 9971959992 | iabmpagarwal@gmail.com   |

**PROCEEDINGS OF THE DAY**

Proceedings dated: 27.06.2022

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

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

The authority directed the promoter to submit the deficit documents along with the corrections in Online DPI and online form (A-H).

The authority also directs the promoter to submit the Bank Guarantee of Rs 25 Lakhs as a guarantee for the submission of the revised service plan and estimates within 3 months from the issuance of registration certificate.

The AR is further directed to complete the pending QPRs and submission of annual audit reports in respect of the projects already registered by the Authority and to submit a confirmation to this effect from the concerned office alongwith requisite BG before the registration of the project may be allowed.

The matter to come up on 04.07.2022.

  
(Vijay Kumar Goyal)

Member, Harera, Gurugram

  
(Dr. K.K. Khandelwal)  
Chairman, Harera, Gurugram