

Project hearing brief

SN	Particulars	Details		
1.	Name of the project	Commercial project - "Neo Centra", Sector-103, Gurugram		
2.	Name of the promoter	M/s Ocimum Estates Pvt. Ltd.		
3.	Legal capacity	Licensee		
4.	Online application ID	RERA-GRG-PROJ-256-2019		
5.	License no.	144 of 2019	Valid/renewed upto	31.08.2019
6.		dated 01.09.2014		
	Total license area	2.38125 acres	Area to be registered	2.38125 acres
7.	File Status	Date		
	File received on	27.12.2019		
	First notice Sent on	06.01.2020		
	Personal hearing on	13.01.2020		
8.	Deficit documents	<ol style="list-style-type: none"> 1. Deficit Fee- Rs 11,06,202/- 2. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). 3. License no 144 of 2014 is expired on 31.08.2019 and applied for the renewal with fees attached. However, Copy of EDC and IDC receipt are submitted. Pending for renewal of license. 4. Layout Plan superimposed on the Demarcation plan with the marking of both licenses, phases and table of khasra no. for all the phases. 5. Details of sold and unsold inventory. 6. Part- J in case of ongoing project needs to be submitted with the list of allottees. 7. Land Title search report not submitted. 8. Project report not submitted. 9. Affidavit regarding the unsold units. 10. LC-IV not submitted. 11. Information to the revenue department not submitted. 12. Figures in lacs to be provided in DPI. 13. Land cost as per serial no. 1 (a) INR 1642.02 lacs has been provided, however as per the 4 no. of sale deeds provided the land cost comes to INR (1289.56 + 64.48) = 1354.03 lacs the basis of valuation of land cost needs to be clarified. 14. License fee serial no. 1(c) INR 809.63 lacs provided in DPI, however as per LOI INR 648.89 lacs has been mentioned, payment receipt towards license fee from DTCP needs to be provided. 15. Other cost serial no. 7.2 Marketing cost INR 1000 lacs & Taxes serial no. 7.5 - INR 1300 lacs has been provided, details of the same needs to be provided. 16. Serial no. 8- Total provided INR 9463.03 lacs needs to be 		

checked & corrected. IDW cost serial no. 3 INR 119.06 lac has been added to the total.

17. Internal Development works serial no. 2 INR 1068.20 lacs provided, however supporting for service plan estimates approved cost from HSVP is INR 304.45 lacs which is enclosed. The promoter needs to explain such huge gap between the approved cost & service estimates as provided in DPI.
18. Serial no.5 Internal development per acres cost 254.70 lacs provided which needs to be checked & corrected.
19. The returns from the project serial no. 8 INR 60.50 Cr which is 57% of the project cost which needs to be clarified.
20. Financial resources serial no. 9.1 - Equity from promoters provided INR 12 Cr the form of equity along with supporting needs to be provided.
21. Loans or advances from Other sources serial no. 9.2.2 provided 13.02 Cr details of the same along with sanction of board needs to be provided.
22. Board Resolution BM/2017/18 dated 09/02/2017 has been enclosed which provides for signing documents on behalf of the company in connection with DTCP. Board resolution specifying 70% RERA bank a/c authorization for its operation from board of directors to be provided.
23. Affidavit by promoter for RERA compliance not found on record.
24. Undertaking by bank to abide by the RERA regulations not provided.
25. CA certificate for no dues has been provided, however UDIN no. not mentioned in the certificate to be provided.
26. Statement of Quarterly Expenses & Sources of funds is not tallying with the figures provided in Part-E which needs to be revisited.
27. Net Cash flow statement needs to be rectified.
28. Full set of last 3 years Annual Report not provided, Auditor's Report, director's report & cash flow statement to be submitted. Annual report for FY 2018-19 to be provided.
29. Since this is ongoing project Part-J has not been filled-up to be provided.
30. CA certificate for actual expenses incurred till the date of making the application & inventory valuation at cost price needs to be provided.
31. Application form not submitted.
32. Allotment not according to the specified format.
33. BBA not in accordance with the Act.
34. Conveyance deed and payment receipt not provided.

9. Comments

The deficiencies conveyed to the promoter vide notice dated 06.01.2010 for personal hearing on 13.01.2020.

Day and Date of hearing	Monday and 13.01.2020
Proceeding recorded by	

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	MANISH BHOLA			
2.	MANPREET			

PROCEEDINGS OF THE DAY

The matter is adjourned for 16.01.2020.


13/01/2020

Recorded by

Signature

