

**Project hearing brief**

SN	Particulars	Details	
1.	<b>Name of the project</b>	Residential Floors project - "Zephyr at the westerlies" Sector-108, Gurugram	
2.	<b>Name of the promotor</b>	M/s Experion Developers Pvt. Ltd.	
3.	<b>Legal capacity</b>	Collaborator	
4.	<b>Online application ID</b>	RERA-GRG-PROJ-483-2019	
5.	<b>License no.</b>	57 of 2013	valid up to 10.07.2019
6.	<b>Total licensed area</b>	100.48125 Acres	<b>Area to be registered</b> 1470.2751 Sq. mts.
7.	<b>File Status</b>	<b>Date</b>	
	Project received on	03.01.2020	
	Deficiency conveyed	08.01.2020	
	1 <sup>st</sup> deficiency Hearing	20.01.2020	
	2 <sup>nd</sup> deficiency Hearing	03.02.2020	
8.	<b>Deficit documents</b>	The deficiencies/Observations found after the scrutiny of DPI are as under:  <b>Major Deficiencies -</b> <ol style="list-style-type: none"> <li>Copy of storm water drainage and sewage disposal is not submitted</li> <li>Copy of electrical load availability is not submitted.</li> <li>REP-II affidavit is unsigned &amp; not notarised.</li> <li>License no. 57 of 2013 having validity till 10/07/2019, renewal of the same not on record to be provided.</li> <li>Copy of electrical load availability is not submitted.</li> <li>Copy of superimposed demarcation plan on approved the layout plan showing khasra number not submitted.</li> <li>Pert chart and project report need to be submitted.</li> <li>Allotment letter not in the prescribed format.</li> <li>Payment receipt is not provided.</li> <li>Deficit fee ₹38,723/-</li> </ol> <b>Observations -</b>  <b>Part-E-Project Cost/sale Proceeds</b> <ol style="list-style-type: none"> <li>Land cost serial no. 1(a) INR 214.63 lacs has been provided, the basis of such cost needs to be clarified.</li> <li>LOI for 16.03125 acres dated 09/03/2019 has been enclosed which need to be clarified.</li> </ol>	




		<p>13. Conversion Charges &amp; License fee the basis of such cost needs to be explained &amp; proof of payments needs to be provided.</p> <p>14. External Development Charges serial no. 2 provided INR (54.60+5.56) lacs, the basis of the same along with payment proof needs to be provided.</p> <p>15. Internal Development work serial no.3 provided (13.94+.97+.76) the basis of cost needs to be explained.</p> <p>16. Serial No. 4 IDC as per LOI provided 15.18 lacs basis of the needs to be clarified &amp; payment receipt of DTCP needs to be attached.</p> <p>17. Estimated Cost of construction serial no. 4 provided NA to be filled-up.</p> <p>18. Serial no.5 estimated sale proceeds average rate to be provided.</p> <p>19. Serial no. 5.2 &amp; 5.3 Total cost of project INR 1781.48 lacs &amp; Returns from the project NR 1718.54 almost 100% which needs to be explained.</p> <p>20. Financial resources serial no.6.1- Equity from promoter provided INR 363.30 Cr supporting needs to be provided &amp; form of such equity needs to be clarified. further the project cost is 17.81 CR &amp; the equity infusion is to the tune of 362.30 Cr which needs to be explained.</p> <p>21. Financial resources serial no. 9.3 Interest to financial institutions INR 168 lacs for the phase detailed calculation needs to be provided.</p> <p><b>Part-H-Details of separate bank</b></p> <p>22. Details of 100% Master A/c, 70% RERA A/c &amp; 30% Free a/c not provided in DPI.</p> <p>23. Board Resolution for bank account operations has not been enclosed which provides authorization by Board for 70% RERA bank account operations. The details of all the authorised persons with their details such as designation, address, mobile no., e-mail id, PAN, Aadhar no. etc should be provided in DPI for every individual.</p> <p>24. Affidavit by promoter for RERA compliance not found on record. Undertaking by bank to abide by the RERA regulations not provided.</p> <p><b>Part-I-Quarterly Schedule of Physical &amp; financial Progress</b></p> <p>25. Tentative quarterly schedule of physical progress not mentioned in DPI.</p>
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9.	<b>Day and Date of hearing</b>	Monday and 03.02.2020		
10.	<b>Proceeding recorded by</b>	Gunjan Chaudhary		
<b>REPRESENTED THROUGH</b>				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Vineer Puri	Vice President		
<b>PROCEEDINGS OF THE DAY (2<sup>nd</sup> Deficiency Hearing i.e. 03.02.2020)</b>				



Mr. Suneet Puri Vice President has submitted a letter dated 03.02.2020 seeking 10 days' time so that they may fulfil the deficiencies in documents properly. His request is considered and the next date of hearing is 24.03.2020.

  
Subhash Chander Kush  
(Member)

  
Samir Kumar  
(Member)

Dr. K.K. Khandelwal  
(Chairman)