

Project hearing brief

SN	Particulars	Details	
1.	Name of the project	Residential Floors project - "Zephyr at the westerlies" Sector-108, Gurugram	
2.	Name of the promotor	M/s Experion Developers Pvt. Ltd.	
3.	Legal capacity	Collaborator	
4.	Online application ID	RERA-GRG-PROJ-483-2019	
5.	License no.	57 of 2013	valid up to 10.07.2019
6.	Total licensed area	100.48125 Acres	Area to be registered 1470.2751 Sq. mts.
7.	File Status	Date	
	Project received on	03.01.2020	
	Deficiency conveyed	08.01.2020	
	1 st deficiency Hearing	20.01.2020	
8.	Deficit documents	<p>The deficiencies/Observations found after the scrutiny of DPI are as under:</p> <p>Major Deficiencies -</p> <ol style="list-style-type: none"> 1. Copy of storm water drainage and sewage disposal is not submitted 2. Copy of electrical load availability is not submitted. 3. REP-II affidavit is unsigned & not notarised. 4. License no. 57 of 2013 having validity till 10/07/2019, renewal of the same not on record to be provided. 5. Copy of electrical load availability is not submitted. 6. Copy of superimposed demarcation plan on approved the layout plan showing khasra number not submitted. 7. Pert chart and project report need to be submitted. 8. Allotment letter not in the prescribed format. 9. Payment receipt is not provided. 10. Deficit fee ₹38,723/- <p>Observations -</p> <p>Part-E-Project Cost/sale Proceeds</p> <ol style="list-style-type: none"> 11. Land cost serial no. 1(a) INR 214.63 lacs has been provided, the basis of such cost needs to be clarified. 12. LOI for 16.03125 acres dated 09/03/2019 has been enclosed which need to be clarified. 	



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13. Conversion Charges & License fee the basis of such cost needs to be explained & proof of payments needs to be provided.
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.
15. Internal Development work serial no.3 provided (13.94+.97+.76) the basis of cost needs to be explained.
16. Serial No. 4 IDC as per LOI provided 15.18 lacs basis of the needs to be clarified & payment receipt of DTCP needs to be attached.
17. Estimated Cost of construction serial no. 4 provided NA to be filled-up.
18. Serial no.5 estimated sale proceeds average rate to be provided.
19. Serial no. 5.2 & 5.3 Total cost of project INR 1781.48 lacs & Returns from the project NR 1718.54 almost 100% which needs to be explained.
20. Financial resources serial no.6.1- Equity from promoter provided INR 363.30 Cr supporting needs to be provided & form of such equity needs to be clarified. further the project cost is 17.81 CR & the equity infusion is to the tune of 362.30 Cr which needs to be explained.
21. Financial resources serial no. 9.3 Interest to financial institutions INR 168 lacs for the phase detailed calculation needs to be provided.

Part-H-Details of separate bank

22. Details of 100% Master A/c, 70% RERA A/c & 30% Free a/c not provided in DPI.
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.
24. Affidavit by promoter for RERA compliance not found on record.
Undertaking by bank to abide by the RERA regulations not provided.

Part-I-Quarterly Schedule of Physical & financial Progress

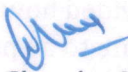
25. Tentative quarterly schedule of physical progress not mentioned in DPI.

		<p>26. Loan Sanction letter from financial institutions INR 600 Cr to be provided.</p> <p>27. ROC CHG-1 form for creation of charge against bank loan needs to be submitted.</p> <p>28. Details of assets mortgaged/ charged to bank needs to be provided.</p> <p>29. Repayment schedule of the bank loan not provided.</p> <p>30. Copy of approval for home loan to be provided.</p> <p>31. CA certificate for no dues has been provided however UDIN no. not mentioned on the certificate to be provided.</p> <p>32. Financial for last 3 years not provided, Director's report has been attached however Balance Sheet & P& L, Audit report needs to be provided. Further, financials for 2018-19 needs to be provided.</p> <p>33. Statement of Estimated Quarterly Expenses & Quarterly Sources of funds is not properly provided. Qtr wise expenses & source of funds till the completion of the project needs to be provided.</p> <p>34. Net cash flow qtr wise not provided.</p> <p>Part-J- Additional Details in Case of On Going Project</p> <p>35. Since the project is ongoing CA certificate for actual expenses incurred till the date of making the application & inventory valuation (on cost price) needs to be provided.</p> <p>Part-II- Details of Project Proponent</p> <p>36. Copy of Aadhar & PAN of Mr Hemant Tikoo not enclosed.</p> <p>37. Copy of PAN No & Passport Suneet Puri to be provided.</p>		
9.	Day and Date of hearing	Monday and 20.01.2020		
10.	Proceeding recorded by			
REPRESENTED THROUGH				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.				
PROCEEDINGS OF THE DAY (1st Deficiency Hearing i.e. 20.01.2020)				

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in
 An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
 Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

The Promoter seeks time to file reply. So it is directed to the promoter to rectify the deficiencies pointed out by the office before the next date of hearing i.e. 03.02.2020.



Subhash Chander Kush
(Member)



Samir Kumar
(Member)

Dr. K.K. Khandelwal
(Chairman)

PROCEEDINGS OF THE DAY (17th Deficiency Hearing on 10.01.2020)			
Sl. No.	Name	Designation	Mobile No.
1			
REPRESENTED THROUGH			
9	Day and Date of hearing Monday, 20.01.2020		
10	Proceeding recorded by		