

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.	License Holder	Experion Reality Pvt. Ltd. & Others	
8.	Authorized Signatory/ Legal Representatives	Suneet Puri	
9.	Statutory approvals either applied for or obtained prior to registration.	Date of approval	Validity up to
	i. License Approval	11.07.2013	10/07/2019
	ii. Zoning Plan Approval/ Site Plan Approval	28.01.2015	
	iii. Building plan / Site Plan Approval	25.11.2019	25.11.2021
	iv. Environmental Clearance	N/A	
	v. Airport height clearance	N/A	
	vi. Fire scheme approval	N/A	
	vii. Service plan and estimate approval	30.09.2015	
10.	Projected date of completion of the project	14.01.2025	
11.	Details of Units (Type/ Size)	7 Plots 210 sq.mts.	
12.	Total Project cost	1620.56 Lakhs	

13.	Whether project is new/ ongoing	New
14.	Details of encumbrances	Initially it was mention that the project is financed by the loan and after submission of the reply it is mentioned that project is financed through fund received from allottee. Therefore, detail of charge form need to be submitted.
15.	Fee details	Registration fee- ₹1,02,472/- Processing fee- ₹38,815/- Fee paid- ₹1,41,287/- Deficit fee- Nil
16.	Proceeding of hearing on 08.06.2020	During the online hearing held on 08.06.2020, the promoter informed about the license renewal application submitted by them in DTCP office. The promoter is also directed to submit DPI details of total 100 acres. He is also asked to submit compliance of deficiency conveyed to them. After examining the same, the mat will be taken up on 22.06.2020.
17.	File Status	Date
	Project received on	03.01.2020
	Deficiency conveyed	08.01.2020
	1 st deficiency Hearing	20.01.2020
	2 nd deficiency Hearing	03.02.2020
	1 st reply submitted	27.02.2020
	3 rd deficiency hearing	08.06.2020
	2 nd reply submitted	09.06.2020
18.	Deficit documents	The deficiencies/Observations found after the scrutiny of DPI are under: Major Deficiencies - 1. Copy of storm water drainage and sewage disposal is not submitted. Status: -Provided 2. Copy of electrical load availability is not submitted. Status: -Provided 3. License no. 57 of 2013 having validity till 10/07/2019, renewal of the same not on record to be provided. Status: - The promoter has submitted the application for renewal dated 03.06.2019 has been enclosed. 4. Copy of superimposed demarcation plan on approved the layout plan showing khasra number not submitted.

		<p>Status: -Provided.</p> <p>5. Allotment letter not in the prescribed format. Status: -Not provided</p> <p>6. Pert chart and project report is not provided Status: - Project report is in incomplete.</p> <p>7. Payment receipt is not provided. Status: - Not provided</p> <p>8. Deficit fee ₹38,723/- Status: - provided</p> <p>Observations -</p> <p>Part-E-Project Cost/sale Proceeds</p> <p>9. Land cost serial no. 1(a) INR 214.63 lacs has been provided, the basis of such cost needs to be clarified. Status: Proof of cost of land along with annexure not provided.</p> <p>10. LOI for 16.03125 acres dated 09/03/2019 has been enclosed which need to be clarified. Status: It is wrongly enclosed with it.</p> <p>11. Conversion Charges & License fee the basis of such cost needs to be explained & proof of payments needs to be provided. Status: Conversion charges added double of the total apportioned cost as per LOI.</p> <p>12. 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. Status: EDC charges added double of the total apportioned cost as per LOI.</p> <p>13. Internal Development work serial no.3 provided (13.94+.97+.76) the basis of cost needs to be explained. Status: IDW added double of the total apportioned cost as per LOI. However, cost of IDW already been incurred.</p> <p>14. 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. Status: IDC added double of the total apportioned cost as per LOI.</p> <p>15. Serial no.5 estimated sale proceeds average rate to be provided. Status: Sale proceed calculated on the basis of FAR. However, it is required to calculated on the basis of carpet area of the project.</p> <p>16. 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.</p>
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19.	Day and Date of hearing	Monday and 08.06.2020
20.	Proceeding recorded by	Ram Niwas


REPRESENTED THROUGH


Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Suneet Puri	Authorized Signatory	9560454296	Suneet.puri@experion.net.in


PROCEEDINGS OF THE DAY (4th Deficiency Hearing i.e. 22.06.2020)

This project comprises of builder's floor (stilt+4) on seven floors of 200 sq.mt. each i.e. total 28 floors of builder's floor. These seven plots are part of 100.48 acres plotted colony where part completion of 46.257 acres vide Memo No. LC-2755 Vol-II-PA(SN)-2017/18284, dated 31st July 2017 and part completion of 44.178 acres vide Memo No. LC-2755 Vol-II-PA(SN)-2017/10093, dated 22nd March, 2018 were issued by Director Town & Country Planning. As far as builder's floor registration is concerned the authority decided to grant registration certificate subject to submission of details of payment plan as same has not been mentioned in the allotment letter. During online hearing the authorized representative brought to the notice of the Authority that their license has been renewed and copy shall be submitted immediately. The time period for completion of the registered part of the project shall not exceed the time granted in the renewal of the license. This case is not covered where 3rd party rights have been created on the plot but the promoter himself is constructing the builder's floors.

The Authority hereby take cognizance of the fact that part completion certificates have been issued after publication of the Haryana Real Estate (Regulation and Development) Rules, 2017. The promoter's attention is invited to section 2(1)(o)(ii) where that part of any project for which part completion/completion, occupation certificate or part thereof has been granted on or before publication of these rules i.e. 28th July, 2017 are exempted from the definition of ongoing project, accordingly the project comes within the definition of ongoing project and needs to be registered. Furthermore, section 3(2)(b) provides that no registration of real estate project shall be required where promoter has received completion certificate for a real estate project prior to commencement of this Act. Although, rules cannot supersede specific provision of the Act but keeping in view the definition of ongoing project given in rule 2(o) also the project needs to be registered. The concerned planning assistant to issue notice to the promoter.


 Subhash Chander Kush
 (Member)


 Samir Kumar
 (Member)


 Dr. K.K. Khandelwal
 (Chairman)