

Project hearing brief

SN	Particulars	Details		
1.	Name of the project	Group Housing project - "The Peaceful Homes", Sector-70A, Gurugram		
2.	Name of the promotor	M/s Haamid Real Estates Pvt. Ltd.		
3.	Legal capacity	License Holder		
4.	Online application ID	RERA-GRG-PROJ-03-2018		
5.	License no.	16 of 2009 dated 29.05.2009	valid upto 28.05.2019	
		73 of 2013 dated 30.07.2013	valid upto 29.07.2019	
6.	Total licensed area	27.7163 Acres	Area to be registered	8.38 Acres
7.	File Status	Date		
	Project received on	27.05.2019		
	Deficiency conveyed on	14.06.2019		
	Hearing on	28.06.2019		
	Show cause Hearing on	13.08.2019 (adjourned)		
	Hearing on	23.08.2019 (adjourned)		
	Hearing on	28.08.2019		
	Hearing on	10.09.2019		
	Hearing on	18.09.2019 (adjourned)		
	Hearing on	03.10.2019		
	Hearing on	14.10.2019		
8.	Deficit documents	1. Deficient fee- Rs. 6,39,357/-		
Day and Date of hearing		Monday and 14.10.2019		
Proceeding recorded by		ASHISH KUSH		
REPRESENTED THROUGH				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.	NISHIT KHANDELWAL	AUTHORISED SIGNATORY	9717299140	kera-haryana@aipl.com
2.	ASMITA MEHROTRA	AUTHORISED SIGNATORY	9310199990	kera-haryana@aipl.com
3.				

PROCEEDINGS OF THE DAY

1. The promoter has submitted renewed license no 16 of 2009 issued by Director Town & Country Planning Department vide No. LC-1391-II-JE(VA)-2019/24139 dated 24.09.2019.
2. The promoter has also deposited deficient fee of Rs. 6,39,357/- vide Demand Draft No 001121 dated 14.10.2019.
3. Keeping in view that the deficiencies have been removed and application is now complete and in order, the authority decided to grant registration. Registration number be reserved and declaration made by the promoter along with necessary documents be prepared along with Registration Certificate.

Ash

Recorded by
Signature

Ash
14/11/19

[Signature]
✓



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

AGENDA OF THE MEETING

DATED: 22.10.2019

ITEM NO.		
SUBJECT	Application for registration of project/phase (whichever is applicable) "The Peaceful Homes" in Sector-70A, Gurugram being developed by M/s Haamid Real Estates Private Limited.	
APPLICATION DETAILS		
1.	Application for registration (for whole project/ phase)	Phase
2.	Name of the project/phase (if phase is to be registered)	The Peaceful Homes
3.	(a) Total licensed area of the project	27.7163 Acres
	(b) Area applied for registration	8.38 Acres
4.	Location of the project (location of the project is to give as phase is part of the project even if phase is to be registered)	Sector- 70A, Gurugram
5.	Status of the project (status of the project is to be given not of the phase even if phase is to be registered) (New/ Ongoing) Definition of ongoing project as provided in rule 2(o) ¹	Ongoing
6.	Planning area	GMUC - 2031 AD
CASE HISTORY		
Sr. No.	File status	Date
1.	Application for registration received on	03.06.2019

¹ "on-going project" means a project for which a license was issued for the development under the Haryana Development and Regulation of Urban Area Act, 1975 on or before the 1st May, 2017 and where development works were yet to be completed on the said date



DETAILS OF THE PROJECT PROMOTER

The application under section 4 of the Real Estate (Regulation & Development) Act, 2016, has been received in the authority for registration of real estate project/phase (whichever is applicable) having following details:

1.	Name of the applicant-promoter	Haamid Real Estates Pvt. Ltd.	
2.	Legal capacity to act as applicant promoter	License holder	√
		Collaborator	
		Beneficial interest permission holder	
		Third party rights holder	
		Change of developer	
3.	Status of the promoter	Individual	
		Proprietorship firm	
		Partnership firm	
		Company	√
		Co-operative society	
		Any other	
4.	Registered address	232B, fourth floor, Okhla Industrial Estate, Phase III, New Delhi-110020	

PROJECT AND FEE DETAILS

1.	Details of the project (as a whole)			
	Sr. No.	Particulars	Details	
	1.	Name of the project	The Peaceful Homes	
	2.	Location of the project	Sector- 70A, Gurugram	
	3.	(a)	Whether project is to be implemented in one go or in phases	Phase
		(b)	No. of Phases	Not provided
4.	Licence no. and date of validity	16 of 2009 dated 29.05.2009 valid upto 28.05.2019		



			73 of 2013 dated 30.07.2013 valid upto 29.07.2019
5.	Total licensed area of the project		27.7163 Acres
6.	Area for registration		8.38 Acres
7.	Nature of the project		Group Housing Project
8.	Name of the license holder		Haamid Real Estate Pvt Ltd.
9.	Name of the beneficial interest permission holder (if any)		NA
2.	Details of the phase to be registered - NA		
3	Fee details		
1.	Fee details		
(a)	Registration fee		Rs 8,87,178/-
(b)	Late fee		Rs 8,87,178/-
(c)	Processing fee		Rs 5,02,973/-
(d)	Total		Rs 22,77,329/-
2.	DD Details		
(a)	DD amount		Rs 10,43,211/- & Rs 5,94,761/- & Rs 6,39,357/-
(b)	DD no. and date		003183 dated 25/05/2019 & 00314 dated 25/05/2019 & 001121 dated 14/10/2019
(c)	Name of the bank issuing		HDFC Bank
	Deficient amount (Total - Paid)		Nil
3.	Fee deposited through Online payment		
	RTGS/ NEFT no.	Date	Amount
ONLINE APPLICATION SCRUTINY			
1.	Whether the applicant has applied for the registration on official website of the Haryana Real Estate Regulatory Authority, Gurugram.	YES	NO
		√	



2.	Unique no. generated online	RERA-GRG-PROJ-3-2018.	
3.	Whether the hard copy of the online application REP-I finally corrected and authenticated by promoter	YES	NO
		√	
4.	The status of mandatory plans to be uploaded online before registration is as under:		
	Sr. No.	List of plans	Tick if provided
		Date of upload document	
	1.	Layout plan	√
	2.	Demarcation plan	√
	3.	Zoning plan	√
	4.	Building plans includes following	
	4.1	Site plan	√
	4.2	Floor plan	√
	4.3	Apartment plans	√
	4.4	Elevation section	√
	4.5	X-section plan	√
	4.6	Structural plan	√
	4.7	Parking plan	NA
	5.	Service plans and estimates	
	5.1	Roads and pavement plan	√
	5.2	Electricity supply plan	√
	5.3	Water supply plan	√
	5.4	Sewerage plan	√
	5.5	Solid waste management plan	√
	5.6	Storm water drainage plan	√
	5.7	Street light plan	√
	5.8	Landscape plan	√
	5.9	10% land transferred to the govt. for community facility	NA



	5.10	Copy of super imposed demarcation plan on the approved layout plan	√	
<p>Note: Sr. no. 5.1 to 5.10 are part of the service plans and estimates submitted by the promoter to the competent authority for approval. Till approval is received the promoter should upload above plans as prepared by him and submitted to competent authority for approval. As and when approval is received the copy of the approved plan be uploaded online.</p>				
<p>5. The status of mandatory documents to be uploaded online before registration is as under:</p>				
	Sr. No.	List of documents	Tick if provided	Date of upload document
	1.	Copy of license along with schedule of land	√	Not clearly visible
	2.	Documents relating to the entry of license and collaboration agreement in the revenue record	√	
	3.	Non-default certificate from a chartered accountant	√	
	4.	Cash flow statement of the proposed project	√	
	5.	Certificate from a chartered accountant certifying that the information provided by the applicant in form REP-1 is correct as per the books of accounts/balance sheet of the applicant	√	
	6.	The documents uploaded online have been checked and same are found in order.	YES	
	7.	The hard copy of online application i.e. REP-I (Part A-H) is in the proper format and all required details have been provided.	YES	
	<p>8. Following are the deficiencies in the online application form:</p>			
	Sr. No.	Status of deficiencies in online application		
	1.	Online deficiencies are removed.		
DETAILED PROJECT INFORMATION: SCRUTINY				
	9.	One set of DPI in the proper format has been received and checked. All the necessary details have been provided and found to be in order. DPI		




along with annexures is placed before the authority for consideration.						
10.	Details of statutory approvals.					
10.1	Statutory approvals required prior to registration					
	Sr. No.	Particulars	Approval no.	Date	Valid upto	Remarks
	1.	License approval	16/2009 & 73 of/2013	01.06.2009 & 30.07.2013	28.05.2019 & 29.07.2019	
	2.	Zoning plan approval	2061	19/04/2010		
	3.	Revised Building plan / site plan approval	ZP-545-Vol-II/AD(RA)/2018 /2455	25.01.2019	24.01.2024	
	4.	Environment Clearance approval	SEIAA/HR/2013/627	04-09-2013	03-09-2020	
Note: In case of affordable housing environmental clearance is to be obtained within the years of license and before start of construction.						
10.2	Approvals either applied for or obtained prior to registration. (These approvals if applied be obtained within three months of issue of registration certificate. After approval intimation, be given to the authority and online updation be done.)					
	1.	Airport height clearance	AAI/NOC/2014/241/6681-84	22.07.2014		
	2.	Fire scheme approval	FS/2019/82	15.04.2019		
	3.	Service plan estimates approval	LC-1391-B-JE (BR)-2017/10390	18.05.2017		
	4.	Electrical load availability connection	8351	23.06.2017		
10.3	Mandatory approvals if applicable and required before construction can be started.(These may be either applied or obtained prior to registration. The applied permissions be obtained					




		within three months of issue of registration certificate.)			
1.	Forest NOC	2342G	03.10.2013		
2.	Natural conservation zone NOC	NA	NA		
3.	Tree cutting permission NOC from DFO	SRN PU7-3FK-BXML	15-01-2019		
4.	Forest land diversion		NA		
5.	Power Line shifting NOC	Memo no: 3947	11.07.2016		
11.	(a)	Additional scrutiny and verification by Planning Executive			
		Sr. No.	Description	Scrutiny	
		1.	Land title of the project - whether title deeds, mutation, jamabandi and aks-shijra duly certified by revenue officer six months prior to date of application are attached.	√	
		2.	License validity - if expired, whether renewal application submitted to DTCP along with payment of requisite fee	Expired on 28.05.2019 and 29.07.2019 (EDC and IDC Paid)	
		3.	In case promoter is other than licensee - confirm collaboration/ development agreement as below: -	NA	
		3.1	Collaboration agreement - registered or not	NA	
		3.2	Whether it is irrevocable	NA	
		3.3	Whether it provides marketing right to developer	NA	
		3.4	Verify and report - any other restricting clause in such agreement	NA	
		4.	Whether beneficiary interest permission in favor of promoter - approved by	NA	




		DTCP is attached.	
	5.	Whether non-encumbrance certificate issued by tehsildar/ revenue officer is submitted.	NA
	6.	In case of encumbrance whether prescribed form filed with registrar of companies for creation of charge	ROC Given
	7.	Whether the land title search report is in order	YES
	8.	Whether permission for phase has been obtained from DTCP Haryana	NO
	(b) Comments of Planning Executive		
	Sr. No.	Deficiencies/Observations	
	1.	All deficiencies are removed.	
		 Planning Executive	
12.	Scrutiny by Chartered Accountant		
	Description		Scrutiny
	Part - A - Project proponents		
	1.	Check company incorporation and object clause in memorandum & articles of association	OK
	2.	In case of change in name of entity, whether previous incorporation certificate/ identity document is attached	OK
	3.	Whether director's information as required alongwith supporting documents like address proof, PAN card, passport, etc. are attached?	OK
	Part - C - Project details		
	4.	In case land is encumbered, whether requisite charge is created in favor of lender? (Copy of form filed with ROC to be attached along with sanction letter of lender)	ROC form CHG-1 provided.
	5.	Whether supporting documents for land cost are attached?	OK, as per sale deed

6.	Whether infrastructure cost as mentioned is in line with supporting documents?	Supporting costing documents are provided
7.	Whether financial resources to meet the project cost are properly mentioned?	YES
8.	Whether all particulars in section are properly filled in and provided?	YES
Part - F - Project cost/ sale proceeds details		
9.	Whether all supporting documents for project cost are submitted?	YES
10.	Whether project report and supporting costing documents for internal development work are provided?	YES
11.	Whether construction cost & other details as mentioned are in line with details in other sections?	OK
PART - I - Separate bank account of project		
12.	Whether the board resolution duly acknowledged by bank for operation of bank account is submitted properly specifying same to be 70% collection account as per RERA rules.	Board resolution provided.
13.	Whether details of all authorized signatories to operate the bank account are properly mentioned in prescribed format and required documents are submitted for same	Provided.
Part - J - Quarterly schedule of physical and financial progress		
14.	Whether the financials details in summary sheet are properly filled in and duly authenticated?	NA
15.	Verify quarterly expenditure statement till end of project and ensure that all cost elements are captured therein	OK
16.	Verify quarterly source of funds till end of project and ensure that there is no inconsistency in same with summary details provided in section	OK
17.	Verify that sale numbers are matching with summary details in prescribed form	NA
18.	Verify net cash flow statement to ensure that it	OK



	remains positive till end of project	
19.	Whether CA certificate for non-default in payment of debt obligations is provided	Provided
20.	Verify financial statements for last three years of promoter and check for repayment of financial obligations, statutory dues. Any other adverse financial position as observed from financial statements is to be highlighted.	Provided
21.	Net worth of promoter (as per latest balance sheet)	As per balance sheet as on 31/3/2018, net worth of company is -86.26 lacs.
Part - K - Additional details in case of ongoing project		
22.	Whether financial and inventory details are verified by CA and CA certificate is issued in prescribed format?	Provided.
23.	Comments of Chartered Accountant	
	Sr. No.	Deficiencies/Observations
	1.	All deficiencies are removed.
		 Chartered Accountant
13.	Scrutiny by Legal Executive	
	Sr. No.	Description
	1.	Whether the collaboration agreement is registered?
	2.	Whether the collaboration agreement is irrevocable?
	3.	Whether the land mentioned in the collaboration agreement is same as mentioned in the license?
	4.	Whether the fact that project land licensed and bonded for setting up of a colony has been informed to the revenue department for entry in the record of ownership?
	5.	Whether collaboration agreement gives right to develop, marketing, raising funds and allotment of real estate in totality?
		Scrutiny
		NA
		NA
		NA
		NO
		NA



6.	Whether the sale agreement with the buyer by the beneficial interest permission holder i.e. promoter is entered into with the concurrence and signatures of licensee and collaborator (if any)?	NA
7.	Comments of Legal Executive	
	Sr. No.	Deficiencies/Observations
	1.	Deficiencies are removed.
	 Legal Executive	
14.	Conditions to be incorporated in the registration certificate:	
1.	The promoter shall strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and the Haryana Real Estate Regulatory Authority, Gurugram (Registration of Projects) Regulations, 2018, and all such other regulations, orders, decisions and directions that may be issued by the authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.	
2.	The promoter shall strictly abide by the declaration made in the form REP-II	
3.	The promoter apart from the price of the apartments calculate for carpet area shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.	
4.	The promoter will not raise any loan against the project without prior approval of the authority.	
5.	The promoter shall create his own website within a period of one month containing information as mandated under regulation 14 of the Haryana Real Estate Regulatory Authority, Gurugram (Registration of Projects) Regulations, 2018 and update the same periodically but not later than every quarter, including the information relating to apartments sold/booked and expenditure made in the project.	
6.	A copy of the brochure and each advertisement(s) shall be submitted to the authority immediately after publication.	
7.	The promoter shall enter into an agreement for sale with the allottees as prescribed by the Government. Application form, allotment letter and conveyance deed shall be in format as specified in regulations and the necessary details shall also be incorporated by the promoter. Builder Buyer Agreement shall also be as prescribed in the Haryana	




		Real Estate (Regulation and Development) Rules, 2017. The promoter shall also adopt and strictly abide by the model agreement for sale as provided in rule 8 of the RERA Rules dated 28.07.2017.
	8.	The applied phase for registration has to be connected with all facilities/services and it should be standalone part of the project qualified to obtain occupation certificate independently.
	9.	The promoter shall not mortgage or create a charge on any apartment, plot or building, as the case may be, and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, it shall not affect the right and interest of the allottee who has taken or agreed to take such apartment, plot or building.
	10.	The promoter shall strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and the Haryana Real Estate Regulatory Authority, Gurugram (Registration of Projects) Regulations, 2018, and all such other regulations, orders, decisions and directions that may be issued by the authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
	15.	Additional Conditions
	1.	The promoter shall be directed to get the License no 73 of 2013 renewed within 90 days of issue of registration certificate otherwise penal proceedings may initiated.

DECISION OF THE AUTHORITY

APPROVED


(Subhash Chander Kush)
Member, HARERA, Gurugram


(Samir Kumar)
Member, HARERA, Gurugram


(Dr. Krishana Kumar Khandelwal)
Chairman, HARERA, Gurugram