

Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	Plaza 106 SCO	
2.	Name of the promoter	M/s Magic Eye Developers Pvt. Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 106, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Status of project	New	
7.	Whether registration applied for whole	Whole Project	
8.	Completion date as mentioned in REP-II	31.12.2026	
9.	Online application ID	RERA-GRG-PROJ-1113-2022	
10.	License no.	44 of 2022 dated 13.04.2022	Valid up to 12.04.2027
11.	Total licensed area	2.51875 acres	Area to be registered 2.51875 acres
12.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	44 of 2022 dated 13.04.2022 12.04.2027
	ii)	Zoning Plan Approval	N/A N/A
	iii)	Layout plan Approval	DRG No: DTCP 8257 dated 15.04.2022
	iv)	Environmental Clearance	N/A N/A
	v)	Architectural Control Sheet/ Standard Design	Not Provided
	vi)	Service plans and estimates approval	Applied on 20.06.2022
13.	Fee details		
	Registration fee	15,289.505 * 1.5 * 20 = Rs 4,58,685.15/-	
	Processing fee	15,289.505 * 10 = Rs 1,52,895.05/-	
	Late fee	N/A	
	Total	Rs 6,11,580.2/-	



14.	DD amount	Rs 2,04,000/-
	DD no. and date	031141 and 16.07.2022
	Name of the bank issuing	HDFC Bank
	Deficient amount	Rs 4,07,580.2/-
15.	File Status	Date
	File received on	05.08.2022
	First notice Sent on	25.08.2022
	First hearing on	05.09.2022
15.	Status of Documents	<ol style="list-style-type: none">1. Deficit Fee- Rs 4,07,580.2/- Status: Submitted DD no. 031236 dated 01.09.2022 amounting Rs. 4,07,581/- of HDFC Bank.2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not submitted.3. Online DPI needs to be corrected. Status: Not submitted.4. Approved architectural control sheet needs to be submitted, if applied than copy of the same needs to be submitted. Status: Not submitted.5. Approved Service Plan and Estimates needs to be submitted. Status: Not submitted.6. Complete and clear copy of latest Jamabandi and Mutation duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Not submitted.7. Approvals / NOC's from various agencies for connecting external services like roads and storm water drainage needs to be submitted. Status: Not submitted.8. Latest Non-encumbrance certificate needs to be submitted. Status: Not submitted.9. Land title search report needs to be revised as per latest Jamabandi of 2020-2021 including the bar enrolment number of the Advocate. Status: Not submitted.10. Information to the revenue department regarding the entry of license in the record of ownership needs to be submitted. Status: Not submitted.11. Pert chart needs to be revised. Status: Not submitted.12. Layout superimposed on the demarcation plan needs to be submitted. Status: Not submitted.

		<ol style="list-style-type: none"> 13. Draft Allotment letter needs to be revised. Status: Not submitted. 14. Draft Builder Buyer Agreement needs to be submitted as per the specified format. Status: Not submitted. 15. Draft conveyance deed needs to be submitted. Status: Not submitted. 16. Draft brochure of the project needs to be submitted. Status: Not submitted. 17. Cost of the land needs to be clarified according to the area applied for the registration. Status: Not submitted. 18. Loan sanction letter, disbursement and repayment schedule needs to be provided Status: Not submitted. 19. Financial resources of the project needs to be clarified. Status: Not submitted. 20. CA certificate for non-default in payment needs to be provided. Status: Not submitted. 21. Bank undertaking needs to be revised. Status: Not submitted. 22. Quarterly schedule of estimated expenditure needs to be corrected. Status: Not submitted. 23. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Not submitted. 24. Authorized person to operate the bank account. Status: Not submitted. 25. KYC of all the directors. Status: Not submitted. 26. Cash flow statement in REP -1 (A to H) need to be uploaded. Status: Not submitted. 27. REP II needs to be uploaded in online DPI Status: Not submitted. 28. MOA and AOA needs to be provided. Status: Not submitted. 29. GST Certificate needs to be provided. Status: Not submitted.
	Deficit Documents	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Approved architectural control sheet needs to be submitted, if applied than copy of the same needs to be submitted. 4. Approved Service Plan and Estimates needs to be submitted. 5. Complete and clear copy of latest Jamabandi and Mutation duly certified by revenue officer six months prior to date of application needs to be submitted.



	<ol style="list-style-type: none">6. Approvals / NOC's from various agencies for connecting external services like roads and storm water drainage needs to be submitted.7. Latest Non-encumbrance certificate needs to be submitted.8. Land title search report needs to be revised as per latest Jamabandi of 2020-2021 including the bar enrolment number of the Advocate.9. Information to the revenue department regarding the entry of license in the record of ownership needs to be submitted.10. Pert chart needs to be revised.11. Layout superimposed on the demarcation plan needs to be submitted.12. Draft Allotment letter needs to be revised.13. Draft Builder Buyer Agreement needs to be submitted as per the specified format.14. Draft conveyance deed needs to be submitted.15. Draft brochure of the project needs to be submitted.16. Cost of the land needs to be clarified according to the area applied for the registration.17. Loan sanction letter, disbursement and repayment schedule needs to be provided18. Financial resources of the project needs to be clarified.19. CA certificate for non-default in payment needs to be provided.20. Bank undertaking needs to be revised.21. Quarterly schedule of estimated expenditure needs to be corrected.22. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.23. Authorized person to operate the bank account.24. KYC of all the directors.25. Cash flow statement in REP -1 (A to H) need to be uploaded.26. REP II needs to be uploaded in online DPI27. MOA and AOA needs to be provided.28. GST Certificate needs to be provided.
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Day and Date of hearing	Monday and 05.09.2022
Proceeding recorded by	Ram Niwas

Case History:-

The promoter M/s Magic Eye Developers Pvt. Ltd. who is a license holder applied for the registration of real estate project namely "Plaza 106 SCO" located at Sector-106, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 39209 dated 05.08.2022 and RPIN-488. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1113-2022. The project area for registration is same as that of the licensed area i.e., 2.51875 acres. License no - 44 of 2022 dated 13.04.2022. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/488 dated 25.08.2022 was issued to the promoter with an opportunity of being heard on 05.09.2022.



The promoter submitted the reply on 02.09.2022 which was scrutinized, and the remaining deficiencies are mentioned above as deficit documents which are also conveyed to the promoter.

Asha
(Asha) 5/9/22

Chartered Accountant

Sumeet
(Sumeet)

Engineer Executive

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Aditya Mani Singh	AR		

PROCEEDINGS OF THE DAY

Proceedings dated: 05.09.2022

Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Aditya Mani Singh (Associate) is present on behalf of the promoter. The first deficiencies notice has already been conveyed and the promoter has yet to submit compliance. The AR seeks two weeks' time for submission of the deficit documents.

The matter to come up on 19.09.2022.

Sanjeev
(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA, Gurugram

Vijay
(Vijay Kumar Goyal)
Member, HARERA, Gurugram

Dr. K.K. Khandelwal
(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram



HARERA
GURUGRAM

Plaza 106 SCO

RERA-GRG-PROJ-1113-2022