

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	12.04.2027
	ii)	Zoning Plan Approval	N/A
	iii)	Layout plan Approval	DRG No: DTCP 8257 dated 15.04.2022
	iv)	Environmental Clearance	N/A
	v)	Architectural Control Sheet/ Standard Design	Applied on 19.04.2022
	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/-	

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14.	DD amount	Rs 2,04,000/- Rs 4,07,581/-
	DD no. and date	031141 and 16.07.2022 031236 dated 01.09.2022
	Name of the bank issuing	HDFC Bank
	Deficient amount	Nil
15.	File Status	Date
	File received on	05.08.2022
	First notice Sent on	25.08.2022
	First hearing on	05.09.2022
	Second hearing on	19.09.2022
	Third hearing on	03.10.2022
15.	Status of 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. Status: Not submitted.2. Online DPI needs to be corrected. Status: Not submitted.3. Approved architectural control sheet needs to be submitted, if applied than copy of the same needs to be submitted. Status: Not submitted.4. Approved Service Plan and Estimates needs to be submitted. Status: Not 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. Status: Jamabandi submitted. However, mutation not submitted.6. Approvals / NOC's from various agencies for connecting external services like roads and storm water drainage needs to be submitted. Status: Roads connected, and storm water submitted.7. Latest Non-encumbrance certificate needs to be submitted. Status: Not 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. Status: Not submitted.9. Information to the revenue department regarding the entry of license in the record of ownership needs to be submitted. Status: Submitted but not authenticated by the concerned department.10. Pert chart needs to be revised. Status: Submitted but needs to be revised.

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

		<ol style="list-style-type: none"> 11. Layout superimposed on the demarcation plan needs to be submitted. Status: Not submitted. 12. Draft Allotment letter needs to be revised. Status: Not submitted. 13. Draft Builder Buyer Agreement needs to be submitted as per the specified format. Status: Not submitted. 14. Draft conveyance deed needs to be submitted. Status: Not submitted. 15. Draft brochure of the project needs to be submitted. Status: Not submitted. 16. Cost of the land needs to be clarified according to the area applied for the registration. Status: Not submitted. 17. Loan sanction letter, disbursement and repayment schedule needs to be provided Status: Not submitted. 18. Financial resources of the project needs to be clarified. Status: Not submitted. 19. CA certificate for non-default in payment needs to be provided. Status: Submitted. 20. Bank undertaking needs to be revised. Status: Submitted. 21. Quarterly schedule of estimated expenditure needs to be corrected. Status: Not submitted. 22. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted. 23. Authorized person to operate the bank account. Status: Submitted. 24. KYC of all the directors. Status: Submitted. 25. Cash flow statement in REP -1 (A to H) need to be uploaded. Status: Not submitted. 26. REP II needs to be uploaded in online DPI Status: Not submitted. 27. MOA and AOA needs to be provided. Status: Submitted. 28. GST Certificate needs to be provided. Status: 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.

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5. Mutation duly certified by revenue officer six months prior to date of application needs to be submitted.
6. Latest Non-encumbrance certificate needs to be submitted.
7. Land title search report needs to be revised as per latest Jamabandi of 2020-2021 including the bar enrolment number of the Advocate.
8. Information to the revenue department regarding the entry of license in the record of ownership needs to be resubmitted after authentication from concerned department.
9. Pert chart needs to be revised.
10. Layout superimposed on the demarcation plan needs to be submitted.
11. Draft Allotment letter needs to be revised.
12. Draft Builder Buyer Agreement needs to be submitted as per the specified format.
13. Draft conveyance deed needs to be submitted.
14. Draft brochure of the project needs to be submitted.
15. Cost of the land needs to be clarified according to the area applied for the registration.
16. Loan sanction letter, disbursement and repayment schedule needs to be provided
17. Financial resources of the project needs to be clarified.
18. Quarterly schedule of estimated expenditure needs to be corrected.
19. Cash flow statement in REP -1 (A to H) need to be uploaded.
20. REP II needs to be uploaded in online DPI

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.

On 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.


The promoter submitted the reply on 05.09.2022 which was scrutinized, and the remaining deficiencies are mentioned above as deficit documents which are also conveyed to the promoter.


On 19.09.2022, Sh. Sumeet, Engineer Executive briefed about the facts of the project. Sh. Sunjive Bhandari (Chief Admn. Officer) and Aditya Mani Singh (Associate) are present on behalf of the promoter. Deficiencies



have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above. The matter to come up on 03.10.2022.

The promoter submitted the reply on 19.09.2022 which was scrutinized, and the remaining deficiencies are mentioned above as deficit documents which are also conveyed to the promoter


(Asha)
Chartered Accountant


(Sumeet)
Engineer Executive

Day and Date of hearing	Monday and 03.10.2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

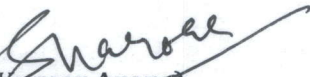
Proceedings dated: 03.10.2022

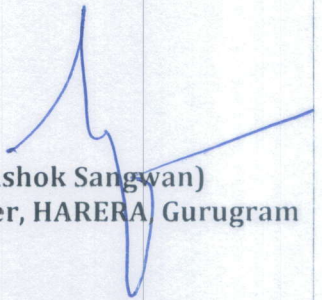
Sh. Sumeet, Engineer Executive briefed about the facts of the project.


Sh. Sanjeev Bhandari (Chief Admn. Officer) and Sh. Aditya Mani Singh (Associate) are present on behalf of the promoter.

Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above.

The matter to come up on 17.10.2022.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


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

