

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Promoter Name M/s Santur Realtors Pvt Ltd

Project Name Santur Aspira

PROJECT HEARING BRIEF

S. No.	Particulars	Details			
1.	Name of the project	Santur Aspira			
2.	Location of the project	Sector-3, Gurugram			
3.	Name of the promotor	M/s Santur Realtors Pvt Ltd.			
4.	Nature of the project	Group Housing Colony			
5.	Legal capacity	Collaborator			
6.	Name of the license holder	Virender Kumar, Devinder Kumar, Vijal Pal, Naveen, Praveen,			
7.	Name of the collaborator	M/s Santur Realtors Pvt Ltd.			
8.	Date of receipt of application	30.12.2021			
9.	Registration No.	17 of 2019 dated 01.04.2019 RC/REP/HARERA/GGM/323/55/2019/17			
10.	Validity of Registration Certificate	Valid From 01.04.2019	Valid Up to 31.05.2021 including 6 months covid relaxation = (30.11.2021)		
11.	Extension applied till	30.07.2023 (1 year 8 months)			
12.	Whether project registered as whole or in phases	Whole			
13.	License no.	50 of 2014 dated 18.06.2014		Valid upto 17.06.2024	
14.	Total Licensed area	2.5625 Acres		Area registered	2.5625 Acres
15.	Statutory approvals either applied for or obtained prior to registration				
	i)	License Approval	Date of approval		Validity upto
			34 of 2011 dated 16.04.2011		15.04.2024
	ii)	Building plan Approval	17.01.2018		16.01.2023
	iii)	Environmental Clearance	22.01.2016		21.01.2023
	iv)	Airport height clearance (NOC)	29.08.2014		28.05.2019(Expired)

	v)	Fire scheme approval	17.11.2017	
	vi)	Service plan and estimate approval	19.09.2018	
16.	Date of commencement of project		01.04.2019	
17.	Projected date of completion		31.05.2021 including 6 months covid relaxation = (30.11.2021)	
18.	RC Compliances (if any)/OC received (if any)		-	
19.	Present stage of completion (%)		In terms of physical progress of towers and infrastructure development works, 66.6% work in terms of tower and 12.85% work in terms of IDW is done.	
20.	Total Project cost		709.168 Cr Land cost-20 Cr	
21.	Project expenditure so far		398.816 Cr	
22.	Estimated balance expenditure for completion so far		310.352 Cr	
23.	Details of units		138 units (7 sold, 131 unsold)	
24.	Reasons for delay		1. Periodic ban on construction activities. 2. Construction cost overrun due to high rise in cost of raw materials 3. Lack of labourers 4. Construction of project have been stuck owing to major dip in sales and delay in approvals.	
25.	File Status		Date	
	Project received on		30.12.2021	
	1 st Deficiency notice sent on		18.01.2022	
	1 st hearing on		02.02.2022	
	Reply submitted on		02.02.2022	
	Reply submitted on		28.02.2022	
	2 nd hearing on		08.03.2022	
	3 rd hearing on		30.03.2022	
	4 th hearing on		20.09.2022	
26.	Submitted documents		1. Copy of EDC/IDC schedule needs to be submitted. Status: submitted.	



		2. Annual statement for the financial year 2020-21 needs to be submitted. Status: submitted
27.	Project Summary An application regarding extension of registration of group housing colony project namely "Santur Aspira" situated at sector 3, Gurugram being developed by M/s M/s Santur Realtors Pvt. Ltd was submitted on 30.12.2021 under section 6 of Real Estate (Regulation and Development), Act 2016. The application for extension of registration was scrutinized by the authority and deficiencies were noticed, which were conveyed to the promoter vide notice no. HARERA/GGM/REP/RC/17/2019/EXT/16/2021 dated 07.09.2021 with directions to remove the deficiencies within 15 days. Also, an opportunity of personal hearing was offered for 02.02.2022 at 02:00 pm in the office of HARERA, Gurugram. On 02.02.2022, matter adjourned for 08.03.2022. Proceedings dated: 08.03.2022 Ms. Jyoti Yadav, Coordinator, Planning Branch briefed the facts of the project. No one present on behalf of the promoter. The promoter has submitted an application dated 08.3.2022 for adjournment of hearing in order to compile desired information and documents. The deficiencies which need to be rectified are conveyed to the promoter. The promoter has submitted an application for grant of extension upto 30.07.2023 which was submitted on 30.12.2021. The registration of the above project was valid upto 31.05.2021 and by allowing extension of 6 months due to COVID-19, the registration could be considered valid upto 30.11.2021 only. The section 6 of 2016 Act provides a maximum extension of one year which could be granted upto 30.11.2022 only. Under section 6(3) there is no provision to grant extension beyond one year but keeping in view the interest of allottees for completion of the project, the promoter is advised to apply for registration to remain in force under section 7(3) of the Act, 2016 within 2 weeks and matter to come up on 30.03.2022. Proceedings dated 30.03.2022: - The matter will be heard dated 20.09.2022. The matter to come up on 20.09.2022. The promoter submitted the reply on 28.02.2022 which was scrutinized, and the status of deficiencies are as follows:	
28.	Deficit documents	3. Correction in REP-V form needs to be done. Status: Pending 4. Correction in REP-I (Part A-H) needs to be done. Status: Pending 5. Corrections in online DPI needs to be done. Status: Pending 6. Supporting documents for reason for delay in completion of project relating to ban of construction needs to be provided. Status: Not Submitted 7. Annual Audit report for the financial year 2019-20 and 2020-21 as per prescribed formats needs to be submitted. Status: Not submitted, Promoter has change the bank account without obtaining prior approval of the authority. Promoter has submitted the

	details of bank account which is opened in Yes Bank Ltd. However, at the time of registration it was opened in Kotak bank Ltd – Necessary documents need to be submitted in the Authority regarding change Bank Account.  (Asha) Chartered Accountant  (Prachi Singh) Planning Executive
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Day and Date of hearing	Monday and 03.10.2022
Proceeding recorded by	Ram Niwas

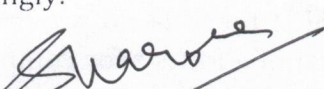
PROCEEDINGS OF THE DAY

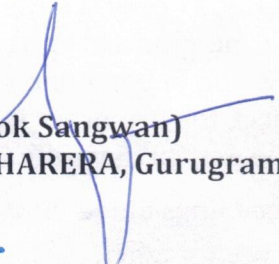
Proceedings dated: 03.10.2022

Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

Sh. Manish Jain (Director) is present on behalf of the promoter.

Vide proceedings dated 08.03.2022 it was observed that the project is unlikely to be completed within a period of one year for which extension could be granted under section 6 of the Act as admitted by the applicant himself. Therefore, the promoter was advised to apply under section 7(3) of the Act to keep the registration remain in force for the project. However, the promoter has failed to apply despite a lapse of six months of the proceedings dated 08.03.2022. The promoter now undertakes to apply under section 7(3) of the Act within one week failing which penal proceedings shall be initiated under the relevant provisions of the Act, 2016. The present application is disposed of accordingly.


(Sanjiv Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


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