



**HARERA**  
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project Paras Floret  
Promoter M/s Corona Realtors Pvt. Ltd.

**PROJECT HEARING BRIEF**

| SNo. | Particulars  | Details  |                                      |                |
|------|--|--|--------------------------------------|----------------|
| 1.   | Name of the project  | Paras Floret   |                                      |                |
| 2.   | Name of the promotor   | M/s Corona Realtors Pvt. Ltd.  |                                      |                |
| 3.   | Nature of the project  | Residential Plotted Colony under DDJAY   |                                      |                |
| 4.   | Location of the project  | Sector 59, Gurugram  |                                      |                |
| 5.   | Legal capacity to act as a promoter                                      | Collaborator   |                                      |                |
| 6.   | Name of the license holder   | 1. M/s Commandor Realtors Pvt. Ltd.<br>2. M/s Fiverivers Developers Pvt. Ltd.<br>3. M/s Fiverivers Township Pvt. Ltd.<br>4. M/s IREO Pvt. Ltd. |                                      |                |
| 7.   | Whether registration applied for whole                                   | Whole  |                                      |                |
| 8.   | Date of completion of project as per REP-II                              | 31.03.2027   |                                      |                |
| 9.   | License no.  | 89 of 2022   | Valid up to 06.07.2027               |                |
| 10.  | Total licensed area  | 6.225 Acres  | Area to be registered<br>6.225 Acres |                |
| 11.  | Statutory approvals either applied for or obtained prior to registration |  |                                      |                |
|      | S.No.  | Particulars  | Date of approval                     | Validity up to |
|      | i)   | License Approval   | 07.07.2022                           | 06.07.2027     |
|      | ii)  | Zoning Plan Approval   | Not submitted                        |                |
|      | iii)   | Layout plan Approval   | 08.07.2022                           |                |
|      | iv)  | Environmental Clearance  | N/A                                  |                |
|      | v)   | Airport height clearance   | N/A                                  |                |
|      | vi)  | Fire scheme approval   | N/A                                  |                |
|      | vii)   | Service plan and estimate approval   | Applied on 22.07.2022                |                |
|      | viii)  | Electricity load availability connection   | 20.07.2022                           |                |
| 12.  | File Status  | Date   |                                      |                |
|      | Project received on  | 10.08.2022   |                                      |                |

**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

भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

Project Paras Floret  
 Promoter M/s Corona Realtors Pvt. Ltd.

|  |            |
|--|------------|
| <b>First notice sent on</b>  | 24.08.2022 |
| <b>First reply submitted on</b>  | 24.08.2022 |
| <b>Second reply submitted on</b>   | 26.08.2022 |
| <b>First hearing on</b>  | 05.09.2022 |
| <p><b>Case history-</b></p> <p>The promoter i.e., M/s Corona Realtors Pvt. Ltd. has applied on dated 10.08.2022 for registration of their affordable plotted colony under DDJAY namely "Paras Floret" located at revenue estates of village Behrampur and Ullawas, Sector 59, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for project land admeasuring an area of 6.225 acres (under migration 6.21875 acres from license no. 107 of 2010 &amp; license no. 63 of 2009 along with fresh applied area measuring 0.00625 acres) for which license no. 89 of 2022 dated 07.07.2022 valid up to 06.07.2027 has been issued by DTCP in favor of M/s Commandor Realtors Pvt. Ltd., M/s Fiverivers Developers Pvt. Ltd., M/s Fiverivers Township Pvt. Ltd. and M/s IREO Pvt. Ltd. in collaboration of M/s Corona Realtors Pvt. Ltd.</p> <p>It is noted that the license is granted subject to the final outcome of CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan &amp; others v/s State of Haryana pending adjudication before Hon'ble Supreme Court of India and CBI investigation under process.</p> <p>The current application pertains to 101 residential plots and 1 commercial block out of which 47 are frozen. On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter through first deficiency notice vide no. HARERA/GGM/RPIN/491 dated 24.08.2022</p> <p>The promoter submitted replies to the notice on 24.08.2002 and 26.08.2022 which have been scrutinized.</p> <p><b>Scrutiny of replies dated 24.08.2022 and 26.08.2022</b></p> <ol style="list-style-type: none"> <li>1. The promoter submitted the court order that the civil appeals are disposed of in terms of the signed order.</li> <li>2. Copy of approved service plans and estimates along with the sanction letter from DTCP, Haryana needs to be submitted.<br/> <b>Status: Applied on 22.07.2022</b></li> <li>3. Forest NOC needs to be submitted.<br/> <b>Status: undertaking for non- applicability of forest NOC is submitted.</b></li> <li>4. Assurances for water supply, STP treated water and storm water drainage needs to be provided.<br/> <b>Status: Submitted</b></li> <li>5. Approved zoning plan needs to be submitted.</li> </ol> |            |

**Status: Undertaking submitted by the promoter regarding submission of approved zoning within 90 days**

6. Approved demarcation plan needs to be submitted.

**Status: Undertaking submitted by the promoter regarding submission of approved demarcation within 90 days**

7. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.

**Status: Submitted**

8. Revised PERT chart needs to be submitted.

**Status: Submitted**

**Finance related documents**

9. Company incorporation certificate needs to be provided.

**Status: Submitted**

10. Original copy of Bank undertaking needs to be provided.

**Status: Submitted**

11. CA Certificate for expenditure incurred up to the date of registration needs to be revised.

**Status: Revision not required. Corrections made in online DPI accordingly**

12. CA certificate for financial and inventory details needs to be revised.

**Status: Revision not required. Corrections made in online DPI accordingly**

13. Prescribed form ROC needs to be submitted.

**Status: Promoter submitted that the loan has been sanctioned by L&T Financial services however it has not been availed yet. Therefore, no charge has been created and CHG-! Will be submitted as and when the loan is availed.**

14. Form REP-II and Promoter affidavit keeping in view of section 4(2)(I)(D) of the act needs to be uploaded in the online DPI.

**Status: Uploaded**

15. An Undertaking from the bank for compliance of section 11(4)(h) needs to be submitted.

**Proceedings dated 29.08.2022**

Ms. Geeta Rathee Singh, Sr. L.O. and Ar. Neeraj Gautam, Associate Architectural Executive briefed about the facts of the case.


Sh. Abhinav Verma (Manager-Legal) is present on the behalf of the promoter. The AR is advised to rectify the above deficiencies including submission of approved zoning plan as well as service plan estimates. Further Sr. L.O. (GRS) to examine the status of litigation proceedings in the above case as well as the status of mortgage of land for the proposed loan of Rs. 60 crores from L&T. The AR is also to clarify as to whether the company proposes to avail the above loan or not and if loan is to be availed what will be the modalities for transfer of receivables in RERA Account for development works as well as lien if any with respect to the plot proposed to be sold. The AR seeks a short adjournment for the above.

The matter to come up on 12.09.2022

|            |                                 |  |
|------------|---------------------------------|--|
| <p>13.</p> | <p><b>Deficit documents</b></p> | <ol style="list-style-type: none"> <li>1. Revenue sharing between the landowners and the developer need to be clarified. Supporting document for the same needs to be submitted.</li> <li>2. Terms regarding right to develop, market, raise funds and allotment between the landowners and the collaborator needs to be clarified. Supporting document for the same needs to be submitted.</li> <li>3. Copy of approved service plans and estimates along with the sanction letter from DTCP, Haryana needs to be submitted.<br/><b>Status: Applied on 22.07.2022. Undertaking submitted by the promoter regarding submission of approved service plans and estimates within 90 days.</b></li> <li>4. Approved zoning plan needs to be submitted.<br/><b>Status: Undertaking submitted by the promoter regarding submission of approved zoning within 90 days.</b></li> <li>5. Approved demarcation plan needs to be submitted.<br/><b>Status: Undertaking submitted by the promoter regarding submission of approved demarcation within 90 days</b></li> <li>6. Prescribed form ROC needs to be submitted.<br/><b>Status: Promoter submitted that the loan has been sanctioned by L&amp;T Financial services however it has not been availed yet. Therefore, no charge has been created and CHG-1 will be submitted as and when the loan is availed.</b></li> <li>7. Cost of land needs to be clarified. Accordingly, correction needs to be done in REP-I (Part A-H) and online DPI.</li> </ol> |
|------------|---------------------------------|--|

Project Paras Floret  
 Promoter M/s Corona Realtors Pvt. Ltd.

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|--|--|--|
|  |  | 8. An Undertaking from the financial institute (L&T) regarding compliance of section 11(4)(h) needs to be submitted. |
|--|--|--|

  
 (Asha)  
 Chartered Accountant

  
 (Ar. Neeraj Gautam)  
 Associate Architectural Executive

|                         |                   |
|-------------------------|-------------------|
| Day and Date of hearing | Monday 12.09.2022 |
| Proceeding recorded by  | Sh. Ram Niwas     |

**REPRESENTED THROUGH**

| Sr. no. | Name              | Designation   | Mobile No. | E-mail |
|---------|-------------------|---------------|------------|--------|
| 1.      | Sh. Abhinav Verma | Manager-Legal | 9212341453 |        |


**PROCEEDINGS OF THE DAY**

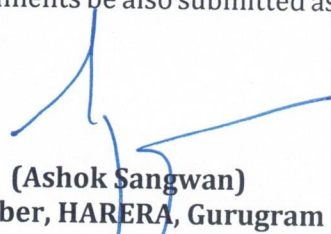
Proceedings dated 12.09.2022


Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.


Sh. Abhinav Verma (Manager-Legal) is present on the behalf of the promoter. As per the information provided in the DPI, there is a proposed loan of Rs. 60 crores from L&T. However, the AR (legal) is submitting an undertaking that the said loan has not yet been availed. However, while seeking the sanction of the loan, the status of land is already mortgaged and there is still a lien of financial institution ~~with~~ L&T and hence a non-encumbrance from the financial institution is required. The AR to submit the necessary clarification/documents to Sh. S.C. Goyal, Registrar who is now looking after the work earlier assigned to Sr. L.O. Smt. Geeta Rathee Singh to examine the documents along with CA of the Authority. The deficit documents be also submitted as per above.

The matter to come up on 27.09.2022.

  
 (Sanjeev Kumar Arora)  
 Member, HARERA, Gurugram

  
 (Ashok Sangwan)  
 Member, HARERA, Gurugram

  
 (Vijay Kumar Goyal)  
 Member, HARERA, Gurugram

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