

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. 2. M/s Fiverivers Developers Pvt. Ltd. 3. M/s Fiverivers Township Pvt. Ltd. 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 6.225 Acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	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	
	First notice sent on	24.08.2022	

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
 Act No. 16 of 2016 Passed by the Parliament

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

First reply submitted on	24.08.2022
Second reply submitted on	26.08.2022
<p>Case history-</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 & 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 & 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>Scrutiny of replies dated 24.08.2022 and 26.08.2022</p> <ol style="list-style-type: none"> 1. The promoter submitted the court order that the civil appeals are disposed of in terms of the signed order. 2. Copy of approved service plans and estimates along with the sanction letter from DTCP Haryana needs to be submitted. Status: Applied on 22.07.2022 3. Forest NOC needs to be submitted. Status: undertaking for non- applicability of forest NOC is submitted. 4. Assurances for water supply, STP treated water and storm water drainage needs to be provided. Status: Submitted 5. Approved zoning plan needs to be submitted. 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. 	

	<p>Status: Submitted Finance related documents</p> <p>9. Company incorporation certificate needs to be provided. Status: Submitted</p> <p>10. Original copy of Bank undertaking needs to be provided. Status: Submitted</p> <p>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</p> <p>12. CA certificate for financial and inventory details needs to be revised. Status: Revision not required. Corrections made in online DPI accordingly</p> <p>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 nit been availed yet. Therefore, no charge has been created and CHG-! Will be submitted as and when the loan is availed.</p> <p>14. Form REP-II and Promoter affidavit keeping in view of section 4(2)(l)(D) of the act needs to be uploaded in the online DPI. Status: Uploaded</p> <p>15. An Undertaking from the bank for compliance of section 11(4)(h) needs to be submitted.</p>
<p>13.</p>	<p>Deficit documents</p> <p>1. Revenue sharing between the landowners and the developer need to be clarified. Supporting document for the same needs to be submitted.</p> <p>2. Terms regarding right to develop, market, raise funds and allotment between the land owners and the collaborator needs to be clarified. Supporting document for the same needs to be submitted.</p> <p>3. Copy of approved service plans and estimates along with the sanction letter from DTCP, Haryana needs to be submitted. Status: Applied on 22.07.2022. Undertaking submitted by the promoter regarding submission of approved service plans and estimates within 90 days.</p> <p>4. Approved zoning plan needs to be submitted. Status: Undertaking submitted by the promoter regarding submission of approved zoning within 90 days.</p> <p>5. Approved demarcation plan needs to be submitted. Status: Undertaking submitted by the promoter regarding submission of approved demarcation within 90 days</p> <p>6. 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-1 will be submitted as and when the loan is availed.</p> <p>7. Cost of land needs to be clarified. Accordingly, correction needs to be done in REP-I (Part A-H) and online DPI.</p>

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

Chartered Accountant

(Ar. Neeraj Gautam)
 29/8/22

(Ar. Neeraj Gautam)
 Associate Architectural Executive

Day and Date of hearing		Monday 29.08.2022		
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 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				

V.1-3

(Vijay Kumar Goyal)
 Member, HARERA, Gurugram

(Dr. K.K. Khandelwal)

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