



Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Platina Street 109	
2.	Name of the promoter	M/s Ishv Realtors Pvt. Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 109, Gurugram	
5.	Legal capacity to act as a promoter	BIP Holder (Applied)	
6.	Name of license holder	M/s Anjum and Associates Pvt. Ltd. & Others	
7.	Status of project	Ongoing	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Phase no. (if applicable)	N/A	
10.	Online application ID	RERA-GRG-PROJ-1134-2022	
11.	License no.	24 of 2011 dated 24.03.2011	valid upto 23.03.2024
12.	Total licensed area	3.7187 acres	Area to be registered 3.7187 acres
13.	Completion date declared u/s 4(2)(I)(C)	04.01.2026	
14.	QPR compliances (if applicable)	N/A	
15.	4(2)(I)(D) compliances (if applicable)	N/A	
16.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	24 of 2011 dated 24.03.2011
	ii)	Zoning Plan Approval	DRG No. DTCP- 3768 dated 01.04.2013
	iii)	Building plan Approval	Memo No. ZP-706/AD(RA)/2013/1989 dated 23.01.2014
	iv)	Environmental Clearance	SEIAA/HR/2021/384 dated 29.01.2022
	v)	Airport height clearance	AAI/NOC/2012/445/2624-28 dated 20.11.2012
	vi)	Fire scheme approval	Applied dated 20.09.2022
	vii)	Service plan and estimate approval	Not provided
17.	Fee details		
	Registration fee	26,335.786 sqm * 1.75 * 20 = Rs 9,21,753/-	
	Processing fee	26,335.786 sqm * 10 = Rs 2,63,358/-	

	Late fee	400% of registration fee = 9,21,753/- * 4 = Rs 36,87,012/-
	Total	Rs 48,72,123/-
	DD Details	
	DD amount	Rs. 3,00,000/-
	DD no. and date	469410 dated 29.09.2022
	Name of the bank issuing	RBL Bank
	Deficient amount	Rs 45,72,123/-
18.	File Status	Date
	File received on	04.10.2022
	First notice Sent on	21.10.2022
	First hearing on	31.10.2022
	Second hearing on	14.11.2022
13.	Status of Documents	<ol style="list-style-type: none"> 1. Deficit Fee- -Rs 45,72,123/- Status: Not submitted. 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. BIP permission needs to be submitted. Status: Not submitted. 5. Revalidated Building plan needs to be submitted. Status: Not submitted. 6. Renewal of Airport height clearance needs to be submitted. Status: Not submitted. 7. Fire Scheme approval needs to be submitted. Status: Not submitted. 8. Approved Service plans and estimates needs to be submitted. Status: Not submitted. 9. Electrical load availability needs to be submitted. Status: Not submitted. 10. Approval of various agencies regarding the permission for external services like road access permission & storm water drainage needs to be submitted. Status: Not submitted. 11. Copy of GPA needs to be submitted. Status: Not submitted. 12. Project report needs to be submitted. Status: Not submitted. 13. The khasra no. in the mutation are not matching with the licensed land.

		<p>Status: Not submitted.</p> <p>14. Information to the revenue department regarding the entry of license and collaboration agreement in the revenue record needs to be submitted. Status: Not submitted.</p> <p>15. Huda construction water NOC needs to be submitted. Status: Not submitted.</p> <p>16. Pert chart needs to be revised. Status: Not submitted.</p> <p>17. Approved Demarcation plan needs to be submitted. Status: Not submitted.</p> <p>18. List of sold and unsold inventory needs to be submitted. Status: Not submitted.</p> <p>19. Demarcation Plan superimposed on the approved layout plan needs to be submitted. Status: Not submitted.</p> <p>20. Draft Allotment letter needs to be submitted as per the prescribed format. Status: Not submitted.</p> <p>21. Draft BBA needs to be submitted as per the prescribed format. Status: Not submitted.</p> <p>22. Draft Conveyance deed needs to be submitted. Status: Not submitted.</p> <p>23. Draft Allotment letter executed with the existing allottees needs to be submitted. Status: Not submitted.</p> <p>24. Draft BBA executed with the existing allottees needs to be submitted. Status: Not submitted.</p> <p>25. Draft Conveyance deed executed with the existing allottees needs to be submitted. Status: Not submitted.</p> <p>26. Draft Brochure needs to be submitted. Status: Not submitted.</p> <p>27. CA certificate for non-default in payment needs to be changed. Status: Not submitted.</p> <p>28. Quarterly schedule of estimated expenditure needs to be provided Status: Not submitted.</p> <p>29. Affidavit of promoter regarding 4(2)(I)(D) needs to be signed. Status: Not submitted.</p> <p>30. Board Resolution for authorizing bank account operation needs to be provided. Status: Not submitted.</p> <p>31. Annual report of last 3 financial year needs to be provided. Status: Not submitted.</p> <p>32. Expenditure incurred till date and expenditure to be made needs to fill in A to H.</p>
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	<p>Status: Not submitted.</p> <p>33. Cash flow statement in REP -1 (A to H) need to be provided. Status: Not submitted.</p> <p>34. REP II needs to be provided and upload in online DPI. Status: Not submitted.</p> <p>35. Part D and D1 of online DPI needs to fill properly along with annexure. Status: Not submitted.</p> <p>36. Financial resources needs to be provided. Status: Not submitted.</p>
<p>Deficit Documents</p>	<ol style="list-style-type: none"> 1. Deficit Fee- -Rs 45,72,123/- 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. 3. Online DPI needs to be corrected. 4. BIP permission needs to be submitted. 5. Revalidated Building plan needs to be submitted. 6. Renewal of Airport height clearance needs to be submitted. 7. Fire Scheme approval needs to be submitted. 8. Approved Service plans and estimates needs to be submitted. 9. Electrical load availability needs to be submitted. 10. Approval of various agencies regarding the permission for external services like road access permission & storm water drainage needs to be submitted. 11. Copy of GPA needs to be submitted. 12. Project report needs to be submitted. 13. The khasra no. in the mutation are not matching with the licensed land. 14. Information to the revenue department regarding the entry of license and collaboration agreement in the revenue record needs to be submitted. 15. Huda construction water NOC needs to be submitted. 16. Pert chart needs to be revised. 17. Approved Demarcation plan needs to be submitted. 18. List of sold and unsold inventory needs to be submitted. 19. Demarcation Plan superimposed on the approved layout plan needs to be submitted. 20. Draft Allotment letter needs to be submitted as per the prescribed format. 21. Draft BBA needs to be submitted as per the prescribed format. 22. Draft Conveyance deed needs to be submitted. 23. Draft Allotment letter executed with the existing allottees needs to be submitted. 24. Draft BBA executed with the existing allottees needs to be submitted. 25. Draft Conveyance deed executed with the existing allottees needs to be submitted. 26. Draft Brochure needs to be submitted.

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

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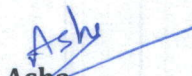
Case History:

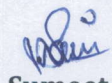
The Promoter M/s Ishv Realtors Pvt. Ltd. who applied for BIP permission, applied for the registration of real estate commercial colony namely "Platina Street 109" located at Sector-109, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 42093 dated 04.10.2022 and RPIN-521. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1134-2022. The project area for registration is same as that of the licensed area i.e., 3.7187 acres vide License no -24 of 2011 dated 24.03.2011. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/521 dated 21.10.2022 was issued to the promoter with an opportunity of being heard on 31.10.2022.

The promoter did not submit any reply.

On 31.10.2022, Sh. Sumeet, Engineer Executive and Ms. Asha Chartered Accountant briefed about the facts of the case. None is present on behalf of the promoter. Deficiencies have already been conveyed to the promoter. The promoter is directed to submit the deficit fee and remove the other deficiencies mentioned above. The matter to come up on 14.11.2022.

Till now, the deficiencies have not been rectified.


Asha
Chartered Accountant


Sumeet
Engineer Executive

Day and Date of hearing	Monday and 14.11.2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 14.11.2022

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

None is present on behalf of the promoter.

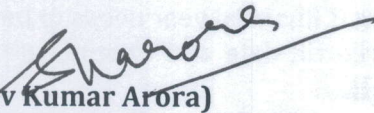
The authority considered the application for registration of above mentioned real estate project u/s 4 of the Act of 2016. The promoter is required to enclose the requisite documents as provided in section 4(2) of the Act of 2016 and the rules and regulations made thereunder. The deficiencies have already been communicated as detailed above.

The promoter is advised to rectify the deficiencies within 15 days otherwise the Authority may proceed to initiate proceedings to reject the application u/s 5(1)(b) of Act of 2016 read with rule 5 of the Haryana

Rules, 2017 for the reason regarding deficiencies in the application and non-submission of requisite documents.

The promoter is already facing penal proceedings under section 59 of the Act of 2016 for the violation of section 3 of the Act of 2016. These proceedings will also be clubbed with this application and matter be heard jointly.

The matter to come up on 28.11.2022.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


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