



Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Vista Corner	
2.	Name of the promoter	M/s Copious Realtors Pvt. Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 89, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of license holder	M/s Copious Realtors Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole Project	
9.	Phase no. (if applicable)	N/A	
10.	Online application ID	RERA-GRG-PROJ-1155-2022	
11.	License no.	93 of 2021 dated 12.11.2021	
12.	Total licensed area	3.7813 acres	Area to be registered 3.7813 acres
13.	Completion date declared u/s 4(2)(I)(C)	30.09.2027	
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	93 of 2021 dated 12.11.2021
	ii)	Zoning Plan Approval	DRG No. DTCP- 8011 dated 16.11.2021
	iii)	Building plan Approval	Memo No. ZP- 1585/SD(DK)/2022/26768 dated 02.09.22022
	iv)	Environmental Clearance	SEIAA/HR/2022/154 dated 25.09.2022
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/149/ 596-599 dated 23.03.2022
	vi)	Fire scheme approval	Applied dated 27.09.2022
	vii)	Service plan and estimate approval	Applied dated 27.09.2022
17.	File Status	Date	
	File received on	30.09.2022	



HARERA

GURUGRAM

Project - Vista Corner

RERA-GRG-1155-2022

	First notice Sent on	11.10.2022
	First hearing on	17.10.2022
	Second hearing on	14.11.2022
13.	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 submitted2. Online DPI needs to be corrected. Status: Not submitted3. Fire Scheme approval needs to be submitted. Status: Not submitted4. Approved Service plans and estimates needs to be submitted. Status: Not submitted5. Non-encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Not submitted6. Demarcation plan superimposed on the approved Layout plan showing khasra no. needs to be submitted. Status: Not submitted7. Draft Allotment letter needs to be revised. Status: Not submitted8. Draft BBA needs to be revised. Status: Not submitted9. Draft Conveyance deed needs to be submitted. Status: Not 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. Fire Scheme approval needs to be submitted.4. Approved Service plans and estimates needs to be submitted.5. Non-encumbrance certificate not below the rank of tehsildar needs to be submitted.6. Demarcation plan superimposed on the approved Layout plan showing khasra no. needs to be submitted.7. Draft Allotment letter needs to be revised.8. Draft BBA needs to be revised.9. Draft Conveyance deed needs to be submitted.

Case History:

The Promoter M/s Copious Realtors Pvt. Ltd. who is a license holder applied for the registration of real estate commercial colony namely "Vista Corner" located at Sector-89, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 41895 dated 30.09.2022 and RPIN-520. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1155-2022. The project area for registration is same as that of the licensed area i.e., 3.7813 acres vide License no -93 of 2021 dated 12.11.2021. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/520 dated 11.10.2022 was issued to the promoter with an opportunity of being heard

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 नवित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16


on 17.10.2022.

The promoter did not submit any reply.

On 17.10.2022. 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 communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above. Further the AR of the promoter has sent a request for adjournment of hearing for 3 weeks. The request is allowed. The matter to come up on 14.11.2022.


 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

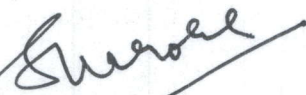
Sh. Sumeet, Engineer Executive and Ms. Asha Chartered Accountant briefed about the facts of the case.

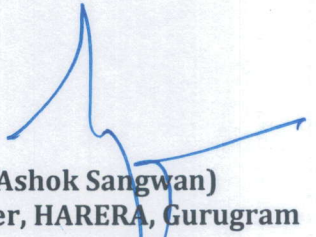
Sh. Vijay Kumar Sharma (Company Secretary) and Ms. Priyanka Aggarwal (Advocate) are present on behalf of the promoter.

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 promoters have requested for the adjournment as they are hopeful of getting approval of service plan & estimates and Fire scheme and are not willing to deposit the bank guarantee.

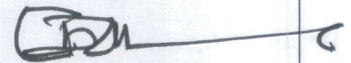
The promoter is advised to rectify the deficiencies within 15 days otherwise the Authority may proceed to initiate proceedings to reject the application u/s 5(1)(b) of Act of 2016 read with rule 5 of the Haryana Rules, 2017 for the reason regarding deficiencies in the application and non-submission of requisite documents.

The matter to come up on 28.11.2022.


 (Sanjeev Kumar Arora)
 Member, HARERA, Gurugram


 (Ashok Sangwan)
 Member, HARERA, Gurugram


 (Vijay Kumar Goyal)
 Member, HARERA, Gurugram


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

