

**Hearing brief for registration of project u/s 4**

S.No.	Particulars	Details	
1.	Name of the project	Plaza 106 SCO	
2.	Name of the promoter	M/s Magic Eye Developers Pvt. Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 106, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of license holder	M/s Magic Eye Developers Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole Project	
9.	Phase no.	N/A	
10.	Online application ID	RERA-GRG-PROJ-1113-2022	
11.	License no.	44 of 2022 dated 13.04.2022	Valid up to 12.04.2027
12.	Total licensed area	2.51875 acres	Area to be registered 2.51875 acres
13.	Completion date declared u/s 4(2)(I)(C)	31.12.2026	
14.	QPR compliances (if any)	N/A	
15.	4(2)(I)(D) compliances (if any)	N/A	
16.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	12.04.2027
	ii)	Zoning Plan Approval	N/A
	iii)	Layout plan Approval	DRG No: DTCP 8257 dated 15.04.2022
	iv)	Environmental Clearance	N/A
	v)	Architectural Control Sheet/ Standard Design	Applied on 19.04.2022
	vi)	Service plans and estimates approval	Applied on 20.06.2022
17.	Fee details		
	Registration fee	15,289.505 * 1.5 * 20 = Rs 4,58,685.15/-	





	<b>Processing fee</b>	15,289.505 * 10 = Rs 1,52,895.05/-
	<b>Late fee</b>	N/A
	<b>Total</b>	Rs 6,11,580.2/-
<b>18.</b>	<b>DD amount</b>	Rs 2,04,000/- Rs 4,07,581/-
	<b>DD no. and date</b>	031141 and 16.07.2022 031236 dated 01.09.2022
	<b>Name of the bank issuing</b>	HDFC Bank
	<b>Deficient amount</b>	Nil
<b>19.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	05.08.2022
	<b>First notice Sent on</b>	25.08.2022
	<b>First hearing on</b>	05.09.2022
	<b>Second hearing on</b>	19.09.2022
	<b>Third hearing on</b>	03.10.2022
	<b>Fourth hearing on</b>	17.10.2022
	<b>Fifth hearing on</b>	14.11.2022
<b>20.</b>	<b>Status of Documents</b>	<ol style="list-style-type: none"><li>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 submitted.</li><li>2. Online DPI needs to be corrected. Status: Not submitted.</li><li>3. Approved architectural control sheet needs to be submitted, if applied than copy of the same needs to be submitted. Status: Not submitted.</li><li>4. Approved Service Plan and Estimates needs to be submitted. Status: Not submitted.</li><li>5. Mutation duly certified by revenue officer six months prior to date of application needs to be submitted. <b>Status: Submitted.</b></li><li>6. Latest Non-encumbrance certificate needs to be submitted. <b>Status: Submitted</b></li><li>7. Land title search report needs to be revised as per latest Jamabandi of 2020-2021 including the bar enrolment number of the Advocate. Status: Not submitted</li><li>8. Information to the revenue department regarding the entry of license in the record of ownership needs to be resubmitted after authentication from concerned department. Status: Not submitted</li></ol>



	<ol style="list-style-type: none"> <li>9. Pert chart needs to be revised. <b>Status: Submitted</b></li> <li>10. Layout superimposed on the demarcation plan needs to be submitted. Status: Not submitted.</li> <li>11. Draft Allotment letter needs to be revised. Status: Not submitted.</li> <li>12. Draft Builder Buyer Agreement needs to be submitted as per the specified format. Status: Not submitted.</li> <li>13. Draft conveyance deed needs to be submitted. Status: Submitted but needs to be revised.</li> <li>14. Draft brochure of the project needs to be submitted. <b>Status: Submitted.</b></li> <li>15. Cost of the land needs to be clarified according to the area applied for the registration. <b>Status: Submitted.</b></li> <li>16. Loan sanction letter, disbursement and repayment schedule needs to be provided Status: Not submitted.</li> <li>17. Financial resources of the project needs to be clarified. Status: Not submitted.</li> <li>18. Quarterly schedule of estimated expenditure needs to be corrected. Status: Not submitted.</li> <li>19. Cash flow statement in REP -1 (A to H) need to be uploaded. Status: Not submitted.</li> <li>20. REP II needs to be uploaded in online DPI Status: Not submitted.</li> </ol>
<b>Deficit Documents</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Online DPI needs to be corrected.</li> <li>3. Approved architectural control sheet needs to be submitted, if applied than copy of the same needs to be submitted.</li> <li>4. Approved Service Plan and Estimates needs to be submitted.</li> <li>5. Land title search report needs to be revised as per latest Jamabandi of 2020-2021 including the bar enrolment number of the Advocate.</li> <li>6. Information to the revenue department regarding the entry of license in the record of ownership needs to be resubmitted after authentication from concerned department.</li> <li>7. Layout superimposed on the demarcation plan needs to be submitted.</li> <li>8. Draft Allotment letter needs to be revised.</li> <li>9. Draft Builder Buyer Agreement needs to be submitted as per the specified format.</li> <li>10. Draft conveyance deed needs to be revised.</li> </ol>



11. Loan sanction letter, disbursement and repayment schedule needs to be provided
12. Financial resources of the project needs to be clarified.
13. Quarterly schedule of estimated expenditure needs to be corrected.
14. Cash flow statement in REP -1 (A to H) need to be uploaded.
15. REP II needs to be uploaded in online DPI

**Case History:-**

The promoter M/s Magic Eye Developers Pvt. Ltd. who is a license holder applied for the registration of real estate project namely "Plaza 106 SCO" located at Sector-106, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 39209 dated 05.08.2022 and RPIN-488. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1113-2022. The project area for registration is same as that of the licensed area i.e., 2.51875 acres. License no - 44 of 2022 dated 13.04.2022. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/488 dated 25.08.2022 was issued to the promoter with an opportunity of being heard on 05.09.2022.

The promoter submitted the reply on 02.09.2022 which was scrutinized, and the remaining deficiencies are mentioned above as deficit documents which are also conveyed to the promoter.

On 05.09.2022, Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Aditya Mani Singh (Associate) is present on behalf of the promoter. The first deficiencies notice has already been conveyed and the promoter has yet to submit compliance. The AR seeks two weeks' time for submission of the deficit documents. The matter to come up on 19.09.2022.

The promoter submitted the reply on 05.09.2022 which was scrutinized, and the remaining deficiencies are mentioned above as deficit documents which are also conveyed to the promoter.

On 19.09.2022, Sh. Sumeet, Engineer Executive briefed about the facts of the project. Sh. Sunjive Bhandari (Chief Admn. Officer) and Aditya Mani Singh (Associate) are 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. The matter to come up on 03.10.2022.

The promoter submitted the reply on 19.09.2022 which was scrutinized, and the remaining deficiencies are mentioned above as deficit documents which are also conveyed to the promoter.


On 03.10.2022, the promoter was directed to remove the deficiencies and the matter was adjourned to 17.10.2022.

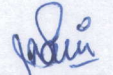
The promoter submitted the reply on 14.10.2022 which was scrutinized, and the remaining deficiencies are mentioned above as deficit documents which are also conveyed to the promoter. Further, the promoter has requested for the adjournment of hearing for 3 weeks for submission of standard design, approved service plans & estimates and other deficit documents.

On 17.10.2022, Sh. Sumeet, Engineer Executive and Ms. Asha Chartered Accountant briefed about the facts of the project. 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 project.

Sh. Sunjive Bhandari (CAO) and Sh. Aditya Mani Singh (Associate Liaison) 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.

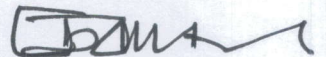
The promoter is advised to rectify the deficiencies within 15 days otherwise the Authority may proceed to initiate proceedings to reject the application u/s 5(1)(b) of Act of 2016 read with rule 5 of the Haryana Rules, 2017 for the reason regarding deficiencies in the application and non-submission of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



