

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विश्राम गृहसिविल लाईंस गुरुग्राम हरियाणा

Project Aanandam Ora
Promoter M/s Ora Land & Housing Pvt. Ltd.

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

SNo.	Particulars	Details	
1.	Name of the project	Aanandam Ora	
2.	Name of the promoter	M/s Ora Land & Housing Pvt. Ltd.	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 93, Gurugram	
5.	Legal capacity to act as a promoter	License holder	
6.	Name of the license holder	M/s Ora Land & Housing Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole/ phase	Whole	
9.	Phase no.	N/A	
10.	Status of project	New	
11.	Online application ID	RERA- GRG- PROJ- 1139- 2022	
12.	Fee calculation	<u>Registration fee</u> (1845.3665 x 20) + (44263.5035 x 10) = Rs. 4,79,542/-	
		<u>Processing fee</u> 46108.87 x 10 = Rs. 4,61,089/- Total = Rs. 9,40,631/-	
		<u>Paid by the promoter</u> = Rs. 9,70,768/-	
		Deficit fee	Nil
13.	License no.	103 Of 2022	Valid up to 04.08.2027
14.	Total licensed area	11.39375 Acres	Area to be registered 11.39375 Acres
15.	Date of completion declared u/s 4(2)(I)(c)	31.08.2026	
16.	QPR compliance	N/A	
17.	4(2)(I)(D) compliance	N/A	

18.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	05.08.2022	04.08.2027
	ii)	Zoning Plan Approval	Not submitted	
	iii)	Layout plan Approval	08.08.2022	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	Not submitted	
	viii)	Electrical load availability connection	Not submitted	
19.	Fee details			
	Registration fee		(1845.3665 x 20) + (44263.5035 x 10) = Rs. 4,79,542/-	
	Processing Fee		46108.87 x 10 = Rs. 4,61,089/-	
	Late fee		N/A	
	Total fee		Rs. 9,40,631/-	
20.	DD amount		Rs. 9,70,768/-	
	DD no. and date		510860 dated 20.08.2022	
	Name of the bank issuing		ICICI Bank	
	Deficient amount		Nil	
21.	File Status		Date	
	Project received on		06.09.2022	
	First notice sent on		13.09.2022	
	First hearing on		03.10.2022	
	First reply submitted on		14.10.2022	
22.	Status of documents		1. Project Proponents documents needs to be upload in online DPI. Status: Submitted 2. Project report needs to be revised.	

		Status: Submitted 3. Land Title Search report needs to be revised. Title search for khasra no. 37//12/2/1 needs to be incorporated in the report. Status: Submitted 4. Non encumbrance certificate not below the rank of tehsildar needs to be revised. Status: Submitted 5. REP -II needs to be submitted in original. Service plan and estimates approval/ sanction letter needs to be submitted. Status: Submitted. Recommended from CE Infra- II, GMDA to DGTCP, Chandigarh. 6. Electrical load availability needs to be submitted. Status: Submitted 7. Approved demarcation plan needs to be submitted. Status: Submitted 8. Bank undertaking needs to be submitted. Status: Submitted 9. Builder buyer agreement and conveyance deed needs to be revised. Submitted. Payment plan needs to be revised. Status: Submitted 10. CA certificate for cost of the land needs to be submitted according to the area applied for the registration. Status: Submitted 11. Financial resources of the project need to be clarified. Status: Clarified
23.	Deficit documents	1. Corrected copies on online DPI and REP-1 need to be submitted. 2. Service plan and estimates approval/ sanction letter needs to be submitted. 3. HUDA construction water NOC needs to be submitted. 4. Approved zoning plan needs to be submitted. 5. Approved Service plan along with estimates needs to be submitted. 6. Payment plan annexed in builder buyer agreement needs to be revised. 7. Return From the project is negative i.e Rs. 2827.38/-needs to clarify how the project will be run. (Promoter has incurred losses in preceding three financial year)
24.	Case history-	The promoter, i.e., M/s Ora Land & Housing Pvt. Ltd. has applied on dated 06.09.2022 for registration of their affordable plotted colony under DDJAY namely "Aanandam Ora" located at Sector 93, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.

This application is for project land admeasuring an area of 11.39375 acres for which license no. 108 of 2022 dated 05.08.2022 valid upto 04.08.2027 has been issued by DTCP in favour of M/s Ora Land & Housing Pvt. Ltd.

The current application pertains to 219 residential out of which 117 plots are frozen.

On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided to the promoter on 03.10.2022.

Proceedings dated 03.10.2022

Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case. Sh. Rasendra Pathak (Manager) 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. Deficit fee, if any, be also paid before the next date of hearing along with proof of having deposited the deficit fee. The matter to come up on 17.10.2022.


(Asha)

Chartered Accountant


(Ar. Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing	Monday and 17.10.2022
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

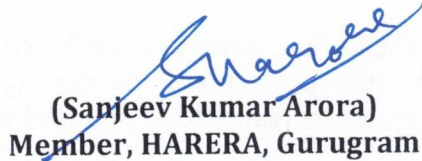
Proceedings dated 17.10.2022

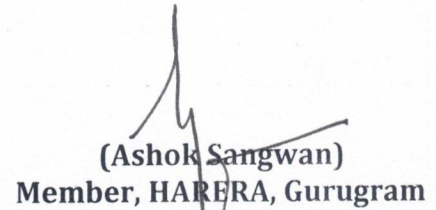
Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case.

Sh. Rasendra Pathak (AR) is present on behalf of the promoter.

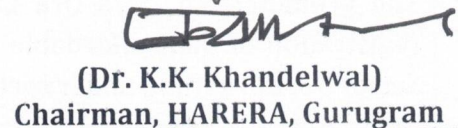
Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above.

The matter to come up on 14.11.2022.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


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