

**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	<b>Area to be registered</b> 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	44 of 2022 dated 13.04.2022 12.04.2027
	ii)	Zoning Plan Approval	N/A N/A
	iii)	Layout plan Approval	DRG No: DTCP 8257 dated 15.04.2022
	iv)	Environmental Clearance	N/A N/A
	v)	Architectural Control Sheet/ Standard Design	ZP-1601/PA(DK)/2022/36046 dated 01.12.2022
	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>Sixth hearing on</b>	28.11.2022
	<b>Seventh hearing on</b>	12.12.2022
<b>Eighth hearing on</b>	13.12.2022	
<b>20.</b>	<b>Case History:-</b> <p>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.</p> <p>The promoter submitted the reply on 02.09.2022 which was scrutinized, and the remaining deficiencies are conveyed to the promoter.</p> <p>On 05.09.2022, Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.</p> <p>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.</p> <p>The promoter submitted the reply on 05.09.2022 which was scrutinized, and the remaining deficiencies are conveyed to the promoter.</p>	



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 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 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.

On 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.

On 28.11.2022, the AR of the promoter was directed to remove the deficiencies and the matter was adjourned to 12.12.2022.

The promoter submitted the reply on 07.12.2022 and 12.12.2022 which were scrutinized, and the status of the documents are mentioned below.

<p><b>21.</b></p>	<p><b>Present compliance status as on 13.12.2022 of deficient documents as observed on last hearing i.e., 28.11.2022 (On 12.12.2022 matter was adjourned to 13.12.2022)</b></p>	<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: Corrections done and hard copy needs to be submitted.</li><li>2. Online DPI needs to be corrected. Status: Corrections done and hard copy needs to be submitted.</li><li>3. Approved architectural control sheet needs to be submitted, if applied then copy of the same needs to be submitted. <b>Status: Submitted.</b></li><li>4. Approved Service Plan and Estimates needs to be submitted. Status: Applied on 20.06.2022.</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. <b>Status: Submitted.</b></li></ol>
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	<ol style="list-style-type: none"><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. <b>Status: Submitted</b></li><li>7. Layout superimposed on the demarcation plan needs to be submitted. <b>Status: Submitted.</b></li><li>8. Draft Allotment letter needs to be revised. <b>Status: Submitted.</b></li><li>9. Draft Builder Buyer Agreement needs to be submitted as per the specified format. <b>Status: Submitted.</b></li><li>10. Draft conveyance deed needs to be submitted. <b>Status: Submitted.</b></li><li>11. Loan sanction letter, disbursement and repayment schedule needs to be provided <b>Status: Submitted.</b></li><li>12. Financial resources of the project needs to be clarified. <b>Status: Clarified.</b></li><li>13. Quarterly schedule of estimated expenditure needs to be corrected. <b>Status: Submitted.</b></li><li>14. Cash flow statement in REP -1 (A to H) needs to be uploaded. <b>Status: Submitted.</b></li><li>15. REP II needs to be uploaded in online DPI. <b>Status: Submitted.</b></li></ol>
<b>Remarks</b>	<ol style="list-style-type: none"><li>1. Online corrections in the DPI made and Hard copies of corrected DPI and REP-I (part A-H) be submitted. - The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.</li><li>2. Approved Service Plan and Estimates - As a guarantee for submission of approved service plans and estimates within three months from the issue of registration certificate the promoter has submitted a bank guarantee amounting to Rs. 25 lakhs.</li></ol>

**Recommendations:**

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the approved service plan & estimates for which as a guarantee to submit the same within 3 months from the grant of registration, a BG amounting to Rs 25 Lakhs vide no. 04363IG220000012 dated 09.12.2022 of Indian Bank has been submitted.




The Bank Guarantee has been received and entered in the register of Planning Coordinator and Planning Coordinator has sent it to Accounts Branch.

It is recommended that the Authority may consider for grant of registration.

  
(Asha)

Chartered Accountant

  
(Sumeet)

Engineer Executive/Planning Coordinator

Day and Date of hearing

Tuesday and 13.12.2022

Proceeding recorded by

Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 13.12.2022

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) is present on behalf of the promoter. Approved as proposed.

  
(Sanjeev Kumar Arora)  
Member, HARERA, Gurugram

  
(Vijay Kumar Goyal)  
Member, HARERA, Gurugram

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



**HARERA**  
**GURUGRAM**

Plaza 106 SCO  
RERA-GRG-PROJ-1113-2022

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**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