







Project hearing brief for registration u/s 4

S.No.	Particulars	Details		
1.	Name of the project	The Aspen		
2.	Name of the promoter	M/s Whiteland Corporation Pvt. Ltd.		
3.	Nature of the project	Group Housing colony		
4.	Location of the project	Sector 76. Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of the license holder	M/s Whiteland Corporation Pvt. Ltd.		
7.	Name of the collaborator	N/A		
8.	Status of project	New		
9.	Whether registration applied for whole/ phase	Whole		
	Phase no.	N/A		
10.	Online application ID	RERA-GRG-1246-2022		
11.	License no.	91 of 2022 dated 12.07.2022	Valid till 11.07.2027	
		92 of 2022 dated 12.07.2022	Valid till 11.07.2027	
12.	Total licensed area	11.96 Acres	Area to be Registered 11.96 Acres	
13.	Projected completion date	Not Submitted.		
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	Validity up to
	i)	License Approval	91 of 2022 dated 12.07.2022	11.07.2027
			92 of 2022 dated 12.07.2022	11.07.2027
	ii)	Zoning Approval Plan	ZP-1607/AD(NK)/2022/22517 dated 29.07.2022	-
	iii)	Building Approval plan	Not Submitted.	
	iv)	Environmental Clearance	Not Submitted.	
	v)	Airport clearance height	Not Submitted.	
	vi)	Fire approval scheme	Not Submitted.	
	vii)	Service plan and estimate approval	Not Submitted.	
17.	Fee Details			

	Registration Fee	Fee cannot be calculated as the building plans are not submitted.
	Processing Fee	Fee cannot be calculated as the building plans are not submitted.
	Late Fee	N/A
	Total Fee	Fee cannot be calculated as the building plans are not submitted.
18.	DD amount	Rs 20,00,000/- Rs 5,00,000/-
	DD no. and date	S8340387 dated 26.12.2022 S8340397 dated 26.12.2022
	Name of the bank issuing	ICICI Bank
	Deficient amount	Cannot be calculated as the building plans are not submitted.
19.	File Status	Date
	File received on	26.12.2022
	Deficiency conveyed on	28.12.2022
	First hearing on	02.01.2023
20.	Case History: The Promoter M/s Whiteland Corporation Pvt. Ltd. who is a license holder applied for the registration of real estate group housing colony namely "The Aspen" located at Sector-76, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 46387 dated 26.12.2022 and RPIN-554. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1246-2022. The project area for registration is same as that of the licensed area i.e., 11.96 acres vide License no - 91 of 2022 dated 12.07.2022 and license no - 92 of 2022 dated 12.07.2022. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/554 dated 28.12.2022 was issued to the promoter with an opportunity of being heard on 02.01.2023.	
21.	Present compliance status as on 02.01.2023 of deficient documents as conveyed in notice dated 28.12.2022.	<ol style="list-style-type: none"> 1. Fee cannot be calculated as the building plans are not submitted and will be calculated after the submission of the building plans and if the fee comes out deficit than the same shall be payable. 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 filled. Status: Not Submitted. 4. Building Plan approval needs to be submitted. Status: Not Submitted. 5. Environment Clearance needs to be submitted. Status: Not Submitted. 6. Airport height clearance needs to be submitted. Status: Not Submitted. 7. Fire scheme approval needs to be submitted.

	<p>Status: Not Submitted.</p> <p>8. Approved Service plan and estimates needs to be submitted. If applied, then the copy of the same needs to be submitted. Status: Not Submitted.</p> <p>9. Electrical load availability needs to be submitted. Status: Not Submitted.</p> <p>10. Approval NOCs from the various agencies for connecting external services like roads, water supply, sewerage, storm water drainage needs to be submitted. Status: Not Submitted.</p> <p>11. Project report needs to be submitted. Status: Not Submitted.</p> <p>12. Pert Chart needs to be revised. Status: Not Submitted.</p> <p>13. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. Status: Not Submitted.</p> <p>14. Draft Allotment letter needs to be revised. Status: Not Submitted.</p> <p>15. Draft BBA needs to be revised. Status: Not Submitted.</p> <p>16. Draft Conveyance deed needs to be revised. Status: Not Submitted.</p> <p>17. Brochure needs to be submitted. Status: Not Submitted.</p> <p>18. Mining permission needs to be submitted. Status: Not Submitted.</p> <p>19. REP-II needs to be submitted. Status: Not Submitted.</p> <p>20. CA certificate for Expenditure to be incurred and incurred needs to be submitted. Status: Not Submitted.</p> <p>21. CA certificate for cost of land needs to be submitted. Status: Not Submitted.</p> <p>22. Board resolution for operation of bank account needs to be submitted. Status: Not Submitted.</p> <p>23. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Not Submitted.</p> <p>24. Bank undertaking needs to be submitted. Status: Not Submitted.</p> <p>25. Financial resources needs to be submitted. Status: Not Submitted.</p> <p>26. Quarterly schedule of estimated expenditure needs to be submitted. Status: Not Submitted.</p> <p>27. Cash flow statement need to be submitted. Status: Not Submitted.</p>
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		<p>28. Miscellaneous cost needs to be submitted. Status: Not Submitted.</p> <p>29. Undertaking regarding Auto credit of 10% of receipt from Separate RERA account-maintained u/s 4(2)(I)(D) needs to be submitted. Status: Not Submitted.</p> <p>30. REP II needs to be fill and upload in online DPI. Status: Not Submitted.</p> <p>31. KYC of project proponents needs to be submitted. Status: Not Submitted.</p>
22.	Remarks	<ol style="list-style-type: none"> 1. Fee cannot be calculated as the building plans are not submitted and will be calculated after the submission of the building plans and if the fee comes out deficit than the same shall be payable. 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 filled. 4. Building Plan approval needs to be submitted. 5. Environment Clearance needs to be submitted. 6. Airport height clearance needs to be submitted. 7. Fire scheme approval needs to be submitted. 8. Approved Service plan and estimates needs to be submitted. If applied, then the copy of the same needs to be submitted. 9. Electrical load availability needs to be submitted. 10. Approval NOCs from the various agencies for connecting external services like roads, water supply, sewerage, storm water drainage needs to be submitted. 11. Project report needs to be submitted. 12. Pert Chart needs to be revised. 13. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. 14. Draft Allotment letter needs to be revised. 15. Draft BBA needs to be revised. 16. Draft Conveyance deed needs to be revised. 17. Brochure needs to be submitted. 18. Mining permission needs to be submitted. 19. REP-II needs to be submitted. 20. CA certificate for Expenditure to be incurred and incurred needs to be submitted. 21. CA certificate for cost of land needs to be submitted. 22. Board resolution for operation of bank account needs to be submitted. 23. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. 24. Bank undertaking needs to be submitted. 25. Financial resources needs to be submitted. 26. Quarterly schedule of estimated expenditure needs to be submitted.

		27. Cash flow statement need to be submitted. 28. Miscellaneous cost needs to be submitted. 29. Undertaking regarding Auto credit of 10% of receipt from Separate RERA account-maintained u/s 4(2)(1)(D) needs to be submitted. 30. REP II needs to be fill and upload in online DPI. 31. KYC of project proponents needs to be submitted.
 Asha Chartered Accountant	 Sumeet Planning Coordinator	<div style="border: 1px solid blue; padding: 5px; display: inline-block;"> ASHISH KUSH  02/01/2023 PLANNING EXECUTIVE </div> Ashish Kush Planning Executive
Day and Date of hearing		Monday and 02.01.2023
Proceeding recorded by		Ram Niwas
PROCEEDINGS OF THE DAY		
Proceedings dated: 02.01.2023. Sh. Ashish Kush, Planning Executive briefed about the facts of the case. Sh. Sh. Rachit Vohra (AR) and Sh. Rohit Shukla (AR) are present on behalf of the promoter. The ARs of the promoter are directed to remove the deficiencies and submit the deficit documents as detailed above. The matter is adjourned to 12.01.2023.		
 (Sanjeev Kumar Arora) Member, HARERA, Gurugram	 (Vijay Kumar Goyal) Member, HARERA, Gurugram	 (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram

