

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

S.No.	Particulars	Details	
1.	Name of the project	Platina Street 109	
2.	Name of the promoter	M/s Ishv Realtors Pvt. Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 109, Gurugram	
5.	Legal capacity to act as a promoter	BIP Holder (Applied)	
6.	Name of license holder	M/s Anjum and Associates Pvt. Ltd. & Others	
7.	Status of project	Ongoing	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Phase no. (if applicable)	N/A	
10.	Online application ID	RERA-GRG-PROJ-1134-2022	
11.	License no.	24 of 2011 dated 24.03.2011	valid upto 23.03.2024
12.	Total licensed area	3.7187 acres	<b>Area to be registered</b> 3.7187 acres
13.	Completion date declared u/s 4(2)(I)(C)	04.01.2026	
14.	QPR compliances (if applicable)	N/A	
15.	4(2)(I)(D) compliances (if applicable)	N/A	
16.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>
	i)	License Approval	24 of 2011 dated 24.03.2011
	ii)	Zoning Plan Approval	DRG No. DTCP- 3768 dated 01.04.2013
	iii)	Building plan Approval	Memo No. ZP- 706/AD(RA)/2013/1989 dated 23.01.2014
	iv)	Environmental Clearance	SEIAA/HR/2021/384 dated 29.01.2022
	v)	Airport height clearance	AAI/NOC/2012/445/2624-28 dated 20.11.2012
	vi)	Fire scheme approval	Applied dated 22.09.2022
	vii)	Service plan and estimate approval	Applied dated 07.10.2022
17.	<b>Fee details</b>		
	Registration fee	26,335.786 sqm * 1.75 * 20 = Rs 9,21,753/-	
	Processing fee	26,335.786 sqm * 10 = Rs 2,63,358/-	

	<b>Late fee</b>	400% of registration fee = 9,21,753/- * 4 = Rs 36,87,012/-
	<b>Total</b>	Rs 48,72,123/-
	<b>DD Details</b>	
	<b>DD amount</b>	Rs. 3,00,000/- Rs. 35,00,000/-
	<b>DD no. and date</b>	469410 dated 29.09.2022 322400 dated 28.11.2022
	<b>Name of the bank issuing</b>	RBL Bank
	<b>Deficient amount</b>	<b>Rs 10,72,123/-</b>
<b>18.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	04.10.2022
	<b>First notice Sent on</b>	21.10.2022
	<b>First hearing on</b>	31.10.2022
	<b>Second hearing on</b>	14.11.2022
	<b>Third hearing on</b>	28.11.2022
	<b>Fourth hearing on</b>	12.12.2022
	<b>Fifth hearing on</b>	19.12.2022
	<b>Sixth hearing on</b>	02.01.2023
<b>19.</b>	<b>Case History:</b>	
	<p>The Promoter M/s Ishv Realtors Pvt. Ltd. who applied for BIP permission, applied for the registration of real estate commercial colony namely "Platina Street 109" located at Sector-109, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 42093 dated 04.10.2022 and RPIN-521. The Temp I.D. of REP - I (Part A-H) is RERA - GRG-PROJ-1134-2022. The project area for registration is same as that of the licensed area i.e., 3.7187 acres vide License no -24 of 2011 dated 24.03.2011. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/521 dated 21.10.2022 was issued to the promoter with an opportunity of being heard on 31.10.2022.</p> <p>The promoter did not submit any reply.</p> <p>On 31.10.2022, 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 conveyed to the promoter. The promoter is directed to submit the deficit fee and remove the other deficiencies mentioned above. The matter to come up on 14.11.2022.</p> <p>On 14.11.2022, Sh. Sumeet, Engineer Executive and Ms. Asha Chartered Accountant briefed about the facts of the case. None is present on behalf of the promoter. 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.</p>	

	<p>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.</p> <p>The promoter is already facing penal proceedings under section 59 of the Act of 2016 for the violation of section 3 of the Act of 2016. These proceedings will also be clubbed with this application and matter be heard jointly. The matter to come up on 28.11.2022.</p> <p>The promoter has submitted the reply recently on 24.11.2022 which is scrutinized and the remaining deficiencies were conveyed to the promoter.</p> <p>On 28.11.2022, the AR of the promoter was directed to remove the deficiencies and submit the deficit fee and the matter was adjourned to 12.12.2022.</p> <p>The promoter has submitted the reply on 28.11.2022 which is scrutinized and the remaining deficiencies were conveyed to the promoter.</p> <p>On 12.12.2022, the matter was adjourned to 19.12.2022.</p> <p>The promoter has submitted the reply on 12.12.2022 which is scrutinized and the remaining deficiencies were conveyed to the promoter.</p> <p>On 19.12.2022, the AR of the promoter was directed to remove the deficiencies and the matter was adjourned to 02.01.2023.</p> <p>The promoter did not submit the reply and the status of the documents are mentioned below.</p>	
<b>20.</b>	<p><b>Present compliance status as on 02.01.2023 of the deficiencies conveyed on the last hearing i.e., 19.12.2022</b></p>	<ol style="list-style-type: none"> <li>1. Deficit Fee- -Rs 10,72,123/-. Status: Not Submitted.</li> <li>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.</li> <li>3. Online DPI needs to be corrected. Status: Not submitted.</li> <li>4. BIP permission needs to be submitted. Status: Not submitted. However, fees submitted for BIP/COD.</li> <li>5. Revalidated Building plan needs to be submitted. Status: Not submitted. However, fees submitted for revalidation.</li> <li>6. Renewal of Airport height clearance needs to be submitted. Status: Not submitted.</li> <li>7. Fire Scheme approval needs to be submitted. Status: Applied on 22.09.2022.</li> <li>8. Approved Service plans and estimates needs to be submitted. Status: Applied on 07.10.2022.</li> <li>9. Approval of agency regarding the permission for road access needs to be submitted. Status: Not Submitted.</li> </ol>

		<p>10. Copy of GPA needs to be clarified. Status: Not clarified.</p> <p>11. Project report needs to be revised. Status: Not submitted.</p> <p>12. The khasra nos. in the mutation are not matching with the licensed land. Status: Not submitted.</p> <p>13. Information to the revenue department regarding the entry of license and collaboration agreement in the revenue record needs to be submitted. Status: Not submitted</p> <p>14. Pert chart needs to be revised. Status: Not submitted.</p> <p>15. Approved Demarcation plan needs to be submitted. Status: Not submitted.</p> <p>16. List of sold and unsold inventory needs to be revised and authenticated. Status: Not submitted.</p> <p>17. Draft Allotment letter needs to be submitted as per the prescribed format. Status: Not submitted.</p> <p>18. Draft BBA needs to be submitted as per the prescribed format. Status: Not submitted.</p> <p>19. Draft Conveyance deed executed with the existing allottees needs to be submitted. Status: Not Submitted.</p> <p>20. Draft Brochure needs to be revised. Status: Not submitted.</p> <p>21. CA certificate for non-default in payment needs to be changed. Status: Not submitted.</p> <p>22. Quarterly schedule of estimated expenditure needs to be provided Status: Not submitted.</p> <p>23. Annual report of last 3 financial year needs to be provided. Status: Not submitted.</p> <p>24. Expenditure incurred till date and expenditure to be made needs to fill in A to H. Status: Not submitted.</p> <p>25. Cash flow statement in REP -1 (A to H) need to be provided. Status: Not submitted.</p> <p>26. Part D and D1 of online DPI needs to fill properly along with annexure.</p>
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**HARERA**

**GURUGRAM**

**Project - Platina Street 109**

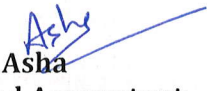




**RERA-GRG-1134-2022**

	Status: Not submitted. 27. Financial resources needs to be provided. Status: Not submitted.
<b>Remarks</b>	<ol style="list-style-type: none"><li>1. Deficit Fee- -Rs 10,72,123/-</li><li>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.</li><li>3. Online DPI needs to be corrected.</li><li>4. BIP permission needs to be submitted.</li><li>5. Revalidated Building plan needs to be submitted.</li><li>6. Renewal of Airport height clearance needs to be submitted.</li><li>7. Fire Scheme approval needs to be submitted.</li><li>8. Approved Service plans and estimates needs to be submitted.</li><li>9. Approval of agency regarding the permission for road access needs to be submitted.</li><li>10. Copy of GPA needs to be clarified.</li><li>11. Project report needs to be revised.</li><li>12. The khasra no. in the mutation are not matching with the licensed land.</li><li>13. Information to the revenue department regarding the entry of license and collaboration agreement in the revenue record needs to be submitted.</li><li>14. Pert chart needs to be revised.</li><li>15. Approved Demarcation plan needs to be submitted.</li><li>16. List of sold and unsold inventory needs to be revised and authenticated.</li><li>17. Draft Allotment letter needs to be revised.</li><li>18. Draft BBA needs to be revised.</li><li>19. Draft Conveyance deed executed with the existing allottees needs to be submitted.</li><li>20. Draft Brochure needs to be revised.</li><li>21. CA certificate for non-default in payment needs to be changed.</li><li>22. Quarterly schedule of estimated expenditure needs to be provided</li><li>23. Annual report of last 3 financial year needs to be provided.</li><li>24. Expenditure incurred till date and expenditure to be made needs to fill in A to H.</li><li>25. Cash flow statement in REP -1 (A to H) need to be provided.</li><li>26. Part D and D1 of online DPI needs to fill properly along with annexure.</li></ol>

**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

	27. Financial resources needs to be provided.
 <b>Asha</b> Chartered Accountant	 <b>Sumeet</b> Engineer Executive
<b>Day and Date of hearing</b>	Monday and 02.01.2023
<b>Proceeding recorded by</b>	Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>	
Proceedings dated: 02.01.2023 Sh. Sumeet, Engineer Executive and Ms. Asha Chartered Accountant briefed about the facts of the case. Sh. Amit Yadav (Director) and Sh. Dheeraj Sood (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 23.01.2023.	
 <b>(Sanjeev Kumar Arora)</b> Member, HARERA, Gurugram	 <b>(Vijay Kumar Goyal)</b> Member, HARERA, Gurugram
 <b>(Dr. K.K. Khandelwal)</b> Chairman, HARERA, Gurugram	