

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

S.No.	Particulars	Details	
1.	Name of the project	Oyster Greens	
2.	Name of the promoter	Adani M2K Projects LLP	
3.	Nature of the project	Commercial Plotted (Distinct Commercial Component of DDJAY Plotted Colony)	
4.	Location of the project	Sector- 102 & 102A, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	M/s Radhey Build Homes Pvt. Ltd. and M2K Projects LLP	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole Project	
9.	Phase no. (if applicable)	N/A	
10.	Online application ID	RERA-GRG-PROJ-1264-2023	
11.	License no.	44 of 2021 dated 10.08.2021	valid upto 09.08.2026
12.	Total licensed area	14.99375 acres	<b>Area to be registered</b> 0.5996 acres
13.	Completion date declared u/s 4(2)(I)(C)	09.08.2026	
14.	QPR compliances (RC 84 of 2021)	Submitted	
15.	4(2)(I)(D) compliances (RC 84 of 2021)	Submitted	
16.	RC conditions	Complied	
17.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	S.No	Particulars	Validity upto
	i)	License Approval	44 of 2021 dated 10.08.2021 09.08.2026
	ii)	Zoning Plan Approval	N/A N/A
	iii)	Building plan Approval	N/A N/A
	iv)	Architectural Control Sheet	ZP-1518/SD(DK)/2022/7172 dated 15.03.2022 N/A
	v)	Environmental Clearance	N/A N/A
	vi)	Airport height clearance	N/A N/A
	vii)	Fire scheme approval	N/A N/A
	viii)	Service plan and estimate approval	LC-4254/JE(DS)/2021/32161 dated 20.12.2021
18.	<b>Fee details</b>		

	<b>Registration fee</b>	3639.45*1.5*20=Rs 1,09,184/-
	<b>Processing fee</b>	3639.45*10= Rs 36,395/-
	<b>Late fee</b>	N/A
	<b>Total</b>	Rs 1,45,579/-
	<b>DD Details</b>	
	<b>DD amount</b>	Rs 1,34,000/-
	<b>DD no. and date</b>	501928 dated 09.01.2023
	<b>Name of the bank issuing</b>	ICICI Bank
	<b>Deficient amount</b>	Rs 11,579/-
<b>19.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	24.01.2023
	<b>First notice Sent on</b>	27.01.2023
	<b>First hearing on</b>	31.01.2023
	<b>Second hearing on</b>	14.02.2023
<b>20.</b>	<p><b>Case History:</b> The Promoter M/s Adani M2K Projects LLP who is a collaborator applied for the registration of real estate commercial plotted colony (Distinct Commercial Component of DDJAY Plotted Colony) namely "Oyster Greens" located at Sector-102 &amp;102A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 48125 dated 24.01.2023 and RPIN-576. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1264-2023. The project area for registration is 0.5996 acres commercial part of the licensed area i.e., 14.99375 acres vide License no -44 of 2021 dated 10.08.2021. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/576 dated 27.01.2023 was issued to the promoter with an opportunity of being heard on 31.01.2023. On 31.01.2023, the matter was adjourned to 14.02.2023. The promoter didn't submit any reply and status of the documents is mentioned below:</p>	
<b>21.</b>	<p><b>Present compliance status as on 14.02.2023 of deficient documents as conveyed in the last hearing dated 31.01.2023.</b></p>	<ol style="list-style-type: none"> <li>1. Deficit Fee- Rs 11,579/- 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. Mutation, Jamabandi, Ak-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Not Submitted.</li> <li>5. Land title search report certified on the latest date needs to be submitted.</li> </ol>

		<p>Status: Not Submitted.</p> <p>6. Non-encumbrance certificate certified on the latest date needs to be submitted. Status: Not Submitted.</p> <p>7. Project report needs to be revised. Status: Not Submitted.</p> <p>8. PERT chart needs to be revised. Status: Not Submitted.</p> <p>9. Draft Allotment letter needs to be revised. Status: Not Submitted.</p> <p>10. Draft BBA needs to be revised. Status: Not Submitted.</p> <p>11. Draft Conveyance deed needs to be submitted. Status: Not Submitted.</p> <p>12. Draft Brochure needs to be revised. Status: Not Submitted.</p> <p>13. Copy of paid challan of EDC, IDC and Conversion charges and license fee needs to be submitted. Status: Not Submitted.</p> <p>14. Other Sources in financial resources of the project need to be clarified. Status: Not Submitted.</p> <p>15. CA certificate for non-default needs to be updated. Status: Not Submitted.</p> <p>16. CA certificate for cost incurred and to be incurred needs to be submitted. Status: Not Submitted.</p> <p>17. CA certificate for financial and inventory details needs to be submitted. Status: Not Submitted.</p> <p>18. Affidavit of arrangement of separate bank account u/s 4(2)(I)(D) needs to be submitted. Status: Not Submitted.</p> <p>19. Cash flow statement needs to be submitted. Status: Not Submitted.</p> <p>20. Quarterly statement of expenditure and funds needs to be submitted. Status: Not Submitted.</p>
	<p><b>Remarks</b></p>	<p>1. Deficit Fee- Rs 11,579/-</p> <p>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.</p> <p>3. Online DPI needs to be corrected.</p> <p>4. Mutation, Jamabandi, Ak-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.</p> <p>5. Land title search report certified on the latest date needs to be submitted.</p>



**HARERA**


**GURUGRAM**

**Project - Oyster Greens**

**RERA-GRG-1264-2023**

		<ol style="list-style-type: none"><li>6. Non-encumbrance certificate certified on the latest date needs to be submitted.</li><li>7. Project report needs to be revised.</li><li>8. PERT chart needs to be revised.</li><li>9. Draft Allotment letter needs to be revised.</li><li>10. Draft BBA needs to be revised.</li><li>11. Draft Conveyance deed needs to be submitted.</li><li>12. Draft Brochure needs to be revised.</li><li>13. Copy of paid challan of EDC, IDC and Conversion charges and license fee needs to be submitted.</li><li>14. Other Sources in financial resources of the project need to be clarified.</li><li>15. CA certificate for non-default needs to be updated.</li><li>16. CA certificate for cost incurred and to be incurred needs to be submitted.</li><li>17. CA certificate for financial and inventory details needs to be submitted.</li><li>18. Affidavit of arrangement of separate bank account u/s 4(2)(I)(D) needs to be submitted.</li><li>19. Cash flow statement needs to be submitted.</li><li>20. Quarterly statement of expenditure and funds needs to be submitted.</li></ol>
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**Asha**  
**Chartered Accountant**

  
**Sumeet**  
**Engineer Executive**

<b>Day and Date of hearing</b>	Tuesday and 14.02.2023
<b>Proceeding recorded by</b>	Ram Niwas

**PROCEEDINGS OF THE DAY**


Proceedings dated: 14.02.2023.

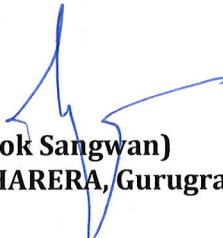
Sh. Sumeet, Engineer Executive and Ms. Asha Chartered Accountant briefed about the facts of the case.

Sh. Govind Harbhajanka Senior Manager), Sh. Vijay Singh (Advocate), Sh. Gautam Bhartia (HOD) and Sh. Vikas Aggarwal (HOD) are present on behalf of the promoter.

The promoter has submitted the reply recently which needs to be scrutinized.

The matter to come up on 20.02.2023.

  
**(Sanjeev Kumar Arora)**  
**Member, HARERA, Gurugram**

  
**(Ashok Sangwan)**  
**Member, HARERA, Gurugram**

  
**(Vijay Kumar Goyal)**  
**Member, HARERA, Gurugram**