



Project Czarr Villas 59
Promoter M/s Czarr Villas Pvt. Ltd.

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

SNo.	Particulars	Details		
1.	Name of the project	Czarr Villas 59		
2.	Name of the promotor	M/s Czarr Villas Pvt. Ltd.		
3.	Nature of the project	Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 59, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Sh. Sadhu Ram S/o Sh. Dunger, Ram Dai D/o Sh. Dunger, Rati Ram D/o Sh. Lakhi, Rajan Wd/o Sh. Ajay, Anil S/o Sh. Sher Singh and M/s Czarr Villas Pvt. Ltd.		
7.	Whether registration applied for whole	Whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1250-2022		
10.	License no.	163 of 2022	Valid up to 11.10.2027	
11.	Total licensed area	5.0060 Acres	Area to be registered	5.0060 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	REP-II not submitted		
13.	QPR compliance	N/A		
14.	4(2)(I)(D) compliance	N/A		
15.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	12.10.2022	11.10.2027
	ii)	Zoning Plan Approval	Approval details not mentioned on the plan.	
	iii)	Layout plan Approval	Approval details not mentioned on the plan.	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	

	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Recommended from CE, GMDA to DG-TCPD, Haryana
	viii)	Electricity load availability connection	Not submitted
16.	Fee details		
		Registration fee	(19448.1901 x 10) + (810.341 x 20) =Rs. 2,10,689/-
		Processing Fee	Nil
		Late fee	20258,5311 x 10 = Rs. 2,02,585/-
		Total fee	Rs. 4,13,274/-
17.	DD amount		
		DD no. and date	Rs. 2,27,900/- Rs. 2,02,593/- 000455 dated 30.12.2022 000456 dated 30.12.2022
		Name of the bank issuing	Axis Bank
		Deficient amount	Nil
18.	File Status		
		Project received on	Date 02.01.2023
		First notice sent on	19.01.2023
		First hearing on	23.01.2023
		Second hearing on	30.01.2023
		First reply submitted on	09.02.2023
19.	<p>Case history-</p> <p>The promoter i.e., M/s Czarr Villas Pvt. Ltd. has applied on dated 02.01.2023 for registration of their affordable plotted colony under DDJAY namely "Czarr Villas 59" located in Sector-59, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for project land admeasuring an area of 5.006 acres for which the license no. 163 of 2022 dated 12.10.2022 valid up to 11.10.2027 has been issued by DTCP in favour of Sh. Sadhu Ram, Smt. Ram Dai and others in collaboration with M/s Czarr Villas Pvt. Ltd. 9 formerly known as M/s Neel Mahadev Buildtech Pvt. Ltd. for setting up an affordable plotted colony under DDJAY in sector 59, Gurugram. The license is granted subject to the final outcome of CA no. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others v/s State of Haryana pending adjudication before Hon'ble Supreme Court of India and CBI investigation under process.</p> <p>The current application is for the registration of 78 plots out of which 15 are frozen and a commercial block proposed to be developed by M/s Czarr Villas Pvt. Ltd.</p>		

It is noted that the Authority has received an intimation regarding suspension of license no. 163 of 2022 (LC-4724) dated 12.10.2022 granted to M/s Czarr Villas Pvt. Ltd. (formerly known as Neel Mahadev Buildtech Pvt. Ltd.)

Order dated 19.10.2022 passed by the Directorate of Town and Country Planning, Haryana states that,

".., it is ordered that the license no. 163 of 2022 dated 12.10.2022 granted up for setting up Affordable Plotted Colony under DDJAY- 2016 over an area measuring 5.006 acres, in the revenue estate of village Behrampur, Sector- 59, GMUC is hereby suspended under Section 3(3A) of the Haryana development and Regulations of Urban Areas Act, 1975 till further orders. DTP (Enf.), Gurugram is directed to ensure that no development works are carried at site and also coordinate with Deputy Commissioner, Gurugram to not create any 3rd party rights on the applied land."

There is a stay order dated 04.10.2022 passed by the Hon'ble court of District Collector against the sanad taksem regrading Khasra No. 31//2 & 3 falling in the licensed area.

Land owners Sh. Rohtash and Sh. Mehar Chand have also filed a civil suit for cancellation of sale deed on the ground of cheque bounce against the payment made for sale deed. The matter was sub- judice in the Hon'ble District Court Gurugram since 11.10.2021. The same is confirmed by the DTCP in its order dated 19.10.2022.

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 on 23.01.2023. On 23.01.2023, the matter was adjourned to 30.01.2023. On 30.01.2023, the matter was adjourned to 13.02.2023.

<p>20. Present compliance status as on 13.02.2023 of deficient documents as observed on 30.01.2023.</p>	<ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status: Not done 2. Corrections marked on the hard copy of online DPI need to be done. Status: Not done 3. It is noted that the license no. 163 of 2022 dated 12.10.2022 is suspended by DTCP vide its order dated 19.10.2022. Current status of the license needs to be clarified. Status: Submitted the DTCP order dated 03.02.2023 regarding revocation of order of suspension of license. 4. Promoter's understanding with the land-owners regarding the marketing of the proposed project needs to be clarified. Status: Not clarified 5. Project report needs to be submitted. Status: Not submitted 6. Copy of information to revenue department regarding the land being licensed and bonded for setting up of a colony needs to be submitted. Status: Not submitted 7. You have submitted a non- encumbrance certificate issued by sub- registrar Wazirabad. However, part of license is mortgaged as per DTCP order dated 19.10.2022. This needs to be clarified.
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	<p>Status: Not clarified</p> <p>8. There is a stay order dated 04.10.2022 passed by the Hon'ble court of District Collector against the sanad taksem regrading Khasra No. 31//2 & 3 falling in the licensed area. This needs to be clarified. Status: order dated 04.10.2022 revoked vide order dated 27.10.2022 as per DTCP order dated 03.02.2023</p> <p>9. Current status of civil suit filed in the Hon'ble District Court Gurugram by Land owners Sh. Rohtash and Sh. Mehar Chand for cancellation of sale deed on the ground of cheque bounce against the payment made for sale deed needs to be clarified. Status: Not clarified</p> <p>10. Approved service plans and estimates need to be submitted. Status: Not submitted</p> <p>11. Approved electrical load availability connection needs to be submitted. Status: Not submitted</p> <p>12. Forest NOC needs to be submitted. Status: Not submitted</p> <p>13. NOC regarding natural conservation zone, tree cutting permission and power line shifting need to be submitted. Status: Not submitted</p> <p>14. HUDA construction water NOC needs to be submitted. Status: Not submitted</p> <p>15. Layout plan mentioning the approval details need to be submitted. Status: Not submitted</p> <p>16. Demarcation plan needs to be submitted. Status: Not submitted</p> <p>17. Zoning plan needs to be submitted. Status: Submitted. Approval details not provided.</p> <p>18. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Not submitted</p> <p>19. PERT chart of the proposed project needs to be submitted. Status: Not submitted</p> <p>20. Revised application form, allotment letter and builder buyer agreement need to be submitted. Status: Not submitted</p> <p>21. Draft conveyance deed needs to be submitted. Status: Not submitted</p> <p>22. Payment receipt needs to be submitted. Status: Not submitted</p> <p>23. Draft brochure and advertisement literature needs to be submitted.</p>
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	<p>Status: Not submitted</p> <p>24. REP-II needs to be submitted.</p> <p>Status: Not submitted</p> <p>25. Cash flow Statement needs to be submitted.</p> <p>Status: Not submitted</p> <p>26. CA certificate for non-default in payment of debt obligations needs to be submitted.</p> <p>Status: Submitted</p> <p>27. Loan sanction letter, disbursement and repayment schedule needs to be submitted.</p> <p>Status: Not submitted</p> <p>28. Project proponents needs to be submitted along with KYC.</p> <p>Status: Not submitted</p> <p>29. CA certificate for expenditure incurred and to be incurred needs to be submitted.</p> <p>Status: Not submitted</p> <p>30. Bank undertaking needs to be submitted.</p> <p>Status: Not submitted</p> <p>31. The board resolution for operation of bank account needs to be submitted.</p> <p>Status: Not submitted</p> <p>32. Statement of quarterly expenditure till end of project needs to be submitted.</p> <p>Status: Not submitted</p> <p>33. Statement of quarterly source of funds needs to be submitted.</p> <p>Status: Not submitted</p> <p>34. Financial resources need to be met with project cost. Financial resources need to be corrected.</p> <p>Status: Not corrected</p> <p>35. Affidavit of 10% auto deduction of EDC from separate account under section 4(2)(1)(D) needs to be submitted.</p> <p>Status: Not submitted</p> <p>36. COI needs to be submitted.</p> <p>Status: Not submitted</p> <p>37. KYC Director (Rajesh Kumar Saraf) needs to be submitted.</p> <p>Status: Not submitted</p> <p>38. CA certificate for Land cost along with annexure needs to be submitted.</p> <p>Status: Not submitted</p> <p>39. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.</p> <p>Status: Not submitted</p> <p>40. Annual statement for the financial year 2019-20 and 2020-21 needs to be submitted along with independent director and auditor reports.</p>
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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

		Status: Not submitted
21.	Remarks	<ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status: Not done 2. Corrections marked on the hard copy of online DPI need to be done. Status: Hard copy of corrected DPI not submitted. 3. Promoter's understanding with the land-owners regarding the marketing of the proposed project needs to be clarified. Status: Not clarified 4. Project report needs to be submitted. Status: Not submitted 5. Copy of information to revenue department regarding the land being licensed and bonded for setting up of a colony needs to be submitted. Status: Not submitted 6. You have submitted a non- encumbrance certificate issued by sub- registrar Wazirabad. However, part of license is mortgaged as per DTCP order dated 19.10.2022. This needs to be clarified. Status: Not clarified 7. Current status of civil suit filed in the Hon'ble District Court Gurugram by Land owners Sh. Rohtash and Sh. Mehar Chand for cancellation of sale deed on the ground of cheque bounce against the payment made for sale deed needs to be clarified. Status: Not clarified 8. Approved service plans and estimates need to be submitted. Status: Not submitted 9. Approved electrical load availability connection needs to be submitted. Status: Not submitted 10. Forest NOC needs to be submitted. Status: Not submitted 11. NOC regarding natural conservation zone, tree cutting permission and power line shifting need to be submitted. Status: Not submitted 12. HUDA construction water NOC needs to be submitted. Status: Not submitted 13. Layout plan mentioning the approval details need to be submitted. Status: Not submitted 14. Demarcation plan needs to be submitted. Status: Not submitted 15. Zoning plan needs to be submitted.



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<p><i>Asha</i> (Asha) Chartered Accountant</p>		<p>(Ar. Neeraj Gautam) Associate Architectural Executive</p>

Day and Date of hearing	Monday and 13.02.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 13.02.2023

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

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

The reply from the applicant has been received and is under examination. List for 14.02.2023.

Sanjeev
(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

Ashok
(Ashok Sangwan)
Member, HARERA, Gurugram

V.1-3
(Vijay Kumar Goyal)
Member, HARERA, Gurugram

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

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