

**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>		
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>
	i)	License Approval	44 of 2021 dated 10.08.2021
	ii)	Zoning Plan Approval	N/A
	iii)	Building plan Approval	N/A
	iv)	Architectural Control Sheet	ZP-1518/SD(DK)/2022/7172 dated 15.03.2022
	v)	Environmental Clearance	N/A
	vi)	Airport height clearance	N/A
	vii)	Fire scheme approval	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/- Rs 11,579/-
	<b>DD no. and date</b>	501928 dated 09.01.2023 509228 dated 09.02.2023
	<b>Name of the bank issuing</b>	ICICI Bank
	<b>Deficient amount</b>	Nil
<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>Third hearing on</b>	20.02.2023
<b>20.</b>	<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 & 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. On 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. The promoter submitted the reply on 10.02.2023 and 14.02.2023 which were scrutinized and status of the documents is mentioned below:	
<b>21.</b>	<b>Present compliance status as on 20.02.2023 of deficient documents as conveyed in the last hearing dated</b>	1. Deficit Fee- Rs 11,579/- <b>Status: Submitted vide DD no. 509228 dated 09.02.2023.</b> 2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-



HARERA

GURUGRAM

Project - Oyster Greens

RERA-GRG-1264-2023




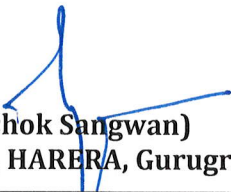
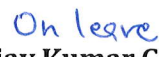
14.02.2023.

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

**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

<b>Remarks</b>	<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.</li> <li>2. Online DPI needs to be corrected.</li> <li>3. Copy of paid challan of EDC and IDC needs to be submitted.</li> <li>4. CA certificate for cost incurred and to be incurred needs to be revised.</li> <li>5. Affidavit of arrangement of separate bank account u/s 4(2)(I)(D) needs to be revised.</li> <li>6. Cash flow statement needs to be revised.</li> <li>7. Quarterly statement of expenditure and funds needs to be revised.</li> </ol>	
 <b>Asha</b> <b>Chartered Accountant</b>	 <b>Sumeet</b> <b>Engineer Executive</b>	
<b>Day and Date of hearing</b>	Monday and 20.02.2023	
<b>Proceeding recorded by</b>	Ram Niwas	
<b>PROCEEDINGS OF THE DAY</b>		
<p>Proceedings dated: 20.02.2023.</p> <p>Sh. Sumeet, Engineer Executive and Ms. Asha Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Praveen Kumar, Sh. Vijay Singh, Sh. Gautam Bhartia and Sh. Govind Harbhajanka are present on behalf of the promoter.</p> <p>The promoter is directed to rectify the deficiencies and the matter to come up on 06.03.2023.</p>		
 <b>(Sanjeev Kumar Arora)</b> <b>Member, HARERA, Gurugram</b>	 <b>(Ashok Sangwan)</b> <b>Member, HARERA, Gurugram</b>	 <b>(Vijay Kumar Goyal)</b> <b>Member, HARERA, Gurugram</b>