



Project hearing brief

SN	Particulars	Details	
1.	Name of the project	Westerlies Phase 2	
2.	Name of the promotor	M/s Experion Developers Pvt Ltd	
3.	Nature of the project	Plotted Colony	
4.	Location of the project	Sector 108, Gurugram	
5.	Legal capacity	Collaborator	
6.	Name of the license holder	Experion Realty Pvt Ltd, Experion Real Estate Developers Pvt Ltd, Moksha Buildtech Pvt Ltd and 8 others	
7.	Name of the Collaborator	M/s Experion Developers Pvt Ltd	
8.	Status of project	Ongoing	
9.	Whether registration applied for whole/ phase	Phases	
10.	Online application ID	RERA-GRG-PROJ-795-2021	
11.	License no.	57 of 2013 dated 11.07.2013	
			Valid upto 10.07.2024
12.	Total licensed area	100.48125 Acres	Area to be registered 44.178 Acres
13.	Statutory approvals either applied for or obtained prior to registration		
	i)	License Approval	Date of approval
			Validity upto
			57 of 2013 dated 11.07.2013
			10.07.2024
	ii)	Zoning Plan Approval	28.10.2015
	iii)	Layout plan Approval	11.07.2013
	iv)	Environmental Clearance	NA
	v)	Fire scheme approval	NA
	vi)	Service plan and estimate approval	26.02.2014
14.	File Status	Date	
	Project received on	05.03.2021	
	1 st deficiency notice sent on	12.03.2021	
15.	Present stage of completion for ongoing projects (%)	Ongoing	
16.	(sold units - in case of ongoing/ unsold units)	172 plots (40 NPPL plots, 11 EWS plots)	
17.	Detail of encumbrances	Non encumbrance certificate submitted.	
18.	The following documents which are still pending are: Major Deficiencies/Observations		

1. Online corrections in REP-I (Part A-H) needs to be done.
2. Corrections in detailed project information needs to be done.
3. Part J needs to be revised in the DPI.
4. Deficit fee of Rs. 44,69,555/- needs to be submitted.

Part-B-Statutory Approvals

5. Jamabandi, Mutation and Akshjra duly certified by revenue officer six months prior to date of application needs to be provided.
6. Copy of subsequent license approvals needs to be submitted.
7. Revised project report needs to be submitted which included all the sale proceeds till date, financial resources, cost of construction etc.
8. Deficit fee of Rs. 44,69,555/- not paid.
9. Copy of approved service estimates and plans not submitted along with sanction letter from DTCP, Haryana.
10. Copy of affidavit for tree cutting NOC, power line shifting, and forest land diversion not submitted.
11. Copy of HUDA construction water NOC not submitted.
12. Copy of approved natural conservation zone NOC not submitted.
13. Details of all the community facilities which shall be handed over to the RWA or competent authority and to be constructed by the promoter itself and not forming part of basic sale price needs to be provided.
14. Details of sold unsold inventory plot wise needs to be submitted.
15. Information to revenue department about the fact that project land licensed and bonded for setting up of a colony not informed to the revenue department for entry in the record of ownership.

Part-E-Project Cost/sale Proceeds

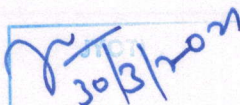
16. Non encumbrance certificate needs to be provided based on latest Jamanbandi.
17. Cot Internal Development work for the phase to be registered needs to be provided according to the service estimates.
18. Cost of land needs to be clarified as per the area of registration and separate annexure needs to be provided showing the allocation of cost of land.
19. Saleable area of the project needs to be clarified.
20. CA Certificate for the promoter equity needs to be provided.
21. Financial viability of the project in case of ongoing project needs to be corrected.
22. Copy of balance sheet, Profit & Loss Account, Auditor's report, Directors report for the last preceding 3 years needs to be submitted.

Part-I-Quarterly schedule of physical and financial progress

23. Quarterly schedule of estimated expenditure needs to be corrected.
24. Quarterly schedule of sources of funds needs to be corrected.
25. Net cash flow statement needs to be corrected.

Part- J Additional details in case of ongoing project

26. CA Certificate for financial and inventory details in case of ongoing project needs to be provided.


PLANNING

Folder B**Project Proponents**

27. Certified copy of PAN of the Company needs to be provided.
28. Copy of Aadhar of Arvind Tinku, Vaibhav Shivhare, Amit baranwal and Copy of PAN Card of Amit baranwal needs to be provided.

Folder D**Allottee related draft documents**

29. Builder buyer agreement as per prescribed format needs to be submitted. Copy of BBA executed with the existing allottees needs to be submitted.
30. Allotment letter, conveyance deed, application form, payment plan and payment receipt need to be submitted.

Folder C**Various plans to be annexed**

31. Copy of superimposed demarcation plan on approved site plan on A1 sheet not submitted.
32. REP-II needs to be revised.
33. PERT Chart not submitted.
34. Brochure of "Westerlies Phase 2" needs to be submitted.
35. Copy of documents submitted at the time of obtaining part completion certificate.
36. Copy of all the deed of declaration after obtaining the completion certificate.

JYOTI YADAV

PLANNING & ZONING
20/3/2021

Day and Date of hearing	Monday and 30.03.2021
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Sh. Suneet Puri, Vice President is present on behalf of the promoter, who submits that out of total license area of 100.48 acres the part completion certificate for 46.257 acres was obtained on 31.07.2017 which was two days after coming into operation of the HARERA Rules, 2017 and hence a view was taken in the Authority to not insist on registration of this phase with a condition that the developer get registered the entire remaining area of the colony. The developer has now applied for registration of 44.178 acres of land but it was noted that as per latest orders of the Hon'ble High Court in case of Appeal no 52 of 2018, the developer is required to seek registration for the entire project and hence advised to apply for the same accordingly. Matter will be heard on 26.04.2021.

Sh. Samir Kumar

Member, HARERA, Gurugram

Sh. Vijay Kumar Goel

Member, HARERA, Gurugram

Dr. Krishana Kumar Khandelwal

Chairman, HARERA, Gurugram

