

# Project hearing brief

SN 1.	Par	ticulars	D . 11									
1.			Details				Details					
0		ne of the project	Westerlies Phas	se 2		Mar ant	The second second second					
2.	Nar	ne of the promotor	M/s Experion Developers Pvt Ltd									
3.	Nat	ure of the project	Plotted Colony									
4.	Loc	ation of the project	Sector 108, Gurugram									
5.	Leg		Collaborator	Collaborator								
6.	Nan hole	and the meense	Moksha Buildtech Pyt Ltd and 8 others									
7.		ne of the Collaborator	M/s Experion Developers Pvt Ltd									
8.		tus of project	Ongoing									
9.	app	ether registration lied for whole/ phase	Phases									
10.		ine application ID	RERA-GRG-PRO	RERA-GRG-PROJ-795-2021								
11.		ense no.	57 of 2013 dated				Valid upto 10.07.2024					
12.	Tota	al licensed area	100.48125 Acres	Area register	to	be	44.178 Acres					
13.												
Velana	i) License Approval		Date of approval		T	Validity upto						
			57 of 2013 dated 11.07.2013			10.07.2024						
	ii)	Zoning Plan Approval	28.10.2015		14.23	includes an operation of the second						
	iii)	Layout plan Approval	11.07.2013		i kite ini	n an an Correction (C) 1 an an Correction (C)						
	iv)	Environmental Clearance	NA			<u>n boʻre nakter</u> Salar nakter						
	v)	Fire scheme approval	NA			no bours a rust						
	vi)	Service plan and estimate approval	26.02.2014				en (Receiver and a state of a sta					
14.	File S	Status	Date									
	Proje	ect received on	05.03.2021									
	1 <sup>st</sup> deficiency notice sent		12.03.2021									
	on 1 <sup>st</sup> hearing on		30.03.2021									
15.	Present stage of completion for ongoing		Ongoing									
	projects (%)											
16.		units - in case of ing/ unsold units)	172 plots (40 NPNL plots, 11 EWS plots)									
17.	Detai	il of encumbrances	Non encumbrance	on encumbrance certificate submitted.								
18.	The f	ollowing documents v										

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# 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 | 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

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

### 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.

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Day and Date of hearing	Monday and 26.04.2021	PLANNING SRECUTIVE
Proceeding recorded by	Ram Niwas	

# **PROCEEDINGS OF THE DAY**

Ms. Jyoti Yadav, Coordinator Planning Branch briefed about the facts of the case. Sh. Suneet Puri, Vice President appeared on behalf of the promoter. The promoter has submitted some documents and reply to the deficiencies today itself. Office to examine the reply and submit before the Authority before next date of hearing on 03.05.2021.

Sh. Samir Kumar Member, HARERA, Gurugram

Sh. Vijay Kumar Goel Member, HARERA, Gurugram (through video conferencing)

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Dr. Krishana Kumar Khandelwal Chairman, HARERA, Gurugram

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