

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<br>5.0060 Acres |
| 12.  | Project completion date as declared u/s 4(2)(I)(c)                       | 18.03.2027  |                                       |
| 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   | Validity up to                        |
|      | i)   | License Approval  | 11.10.2027                            |
|      | ii)  | Zoning Plan Approval  | 09.02.2023                            |
|      | iii)   | Layout plan Approval  | 12.10.2022                            |
|      | 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. | <b>Fee details</b> |   |   |
|     |                    | Registration fee  | (19448.1901 x 10) + (810.341 x 20)<br>=Rs. 2,10,689/- |
|     |                    | Processing Fee  | Nil   |
|     |                    | Late fee  | 20258,5311 x 10<br>= Rs. 2,02,585/-                   |
|     |                    | Total fee   | Rs. 4,13,274/-  |
| 17. |                    | DD amount   | Rs. 2,27,900/-<br>Rs. 2,02,593/-                      |
|     |                    | DD no. and date   | 000455 dated 30.12.2022<br>000456 dated 30.12.2022    |
|     |                    | Name of the bank issuing  | Axis Bank   |
|     |                    | Deficient amount  | Nil   |
| 18. |                    | <b>File Status</b>  | <b>Date</b>   |
|     |                    | Project received on   | 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  |
|     |                    | Second hearing on   | 30.01.2023  |
|     |                    | Second reply submitted on   | 13.02.2023  |
|     |                    | Third hearing on  | 13.02.2023  |
| 19. |                    | <b>Case history-</b>  |   |
|     |                    | 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.

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.

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.

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.

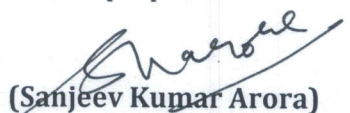
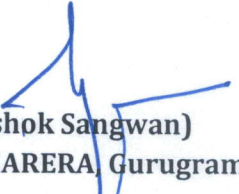
On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided on 23.01.2023. On 23.01.2023, the matter was adjourned to 30.01.2023. On 30.01.2023, the matter was adjourned to 13.02.2023. On 13.02.2023, the matter was fixed for next date of hearing on 20.02.2023.

**It is noted that DTCP further revoked the order of suspension of license no. 163 of 2022 vide order dated 03.02.2023. the copy of same is taken on record. Also, Order dated 04.10.2022 revoked vide order dated 27.10.2022 as per DTCP order dated 03.02.2023. Copy of letter from BO to Tehsildar is enclosed in reply file.**

|     |  |  |
|-----|--|--|
| 20. | <b>Present compliance status as on 20.02.2023 of deficient documents as observed on 13.02.2023</b> | <ol style="list-style-type: none"> <li>1. Online corrections in DPI and 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.<br/><b>Status: Done</b></li> <li>2. Approved service plans and estimates need to be submitted.</li> </ol> |
|-----|--|--|

|     |         |  |
|-----|---------|--|
|     |         | <p><b>Status: Recommended from GMDA to DTCP.</b></p> <p>3. Approved electrical load availability connection needs to be submitted.<br/> <b>Status: The promoter undertakes to submit the same within one month</b></p> <p>4. Forest NOC needs to be submitted.<br/> <b>Status: The promoter undertakes to submit the same within one month</b></p> <p>5. Power line shifting NOC needs to be submitted.<br/> <b>Status: Estimate for powerline shifting by DHBVN is submitted. The promoter undertakes to submit the same within one month</b></p> <p>6. HUDA construction water NOC needs to be submitted.<br/> <b>Status: The promoter undertakes to submit the same within one month</b></p> <p>7. Revised cash flow statement needs to be submitted.<br/> <b>Status: Submitted.</b></p> <p>8. Project proponent form needs to be submitted along with KYC.<br/> <b>Status: Submitted.</b></p> <p>9. Revised bank undertaking needs to be submitted.<br/> <b>Status: Submitted.</b></p> <p>10. The revised board resolution for operation of bank account needs to be submitted.<br/> <b>Status: Submitted.</b></p> <p>11. Statement of quarterly expenditure till end of project needs to be submitted.<br/> <b>Status: Submitted.</b></p> <p>12. Revised CA certificate for Land cost along with annexure needs to be submitted.<br/> <b>Status: Submitted.</b></p> |
| 21. | Remarks | <p>1. Approved service plans and estimates need to be submitted.<br/> <b>Status: Recommended from GMDA to DTCP.</b></p> <p>2. Approved electrical load availability connection needs to be submitted.<br/> <b>Status: The promoter undertakes to submit the same within one month</b></p> <p>3. Forest NOC needs to be submitted.<br/> <b>Status: The promoter undertakes to submit the same within one month</b></p> <p>4. Power line shifting NOC needs to be submitted.</p>   |

|  |   |   |
|--|---|---|
|  |   | <p><b>Status: Estimate for power line shifting by DHBVN is submitted. The promoter undertakes to submit the same within one month.</b></p> <p>5. HUDA construction water NOC needs to be submitted.<br/> <b>Status: The promoter undertakes to submit the same within one month</b></p> |
| 22.  | <p><b>Recommendations:</b> The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the approved service plan &amp; estimates, approved electrical load availability connection, power line shifting NOC, Forest NOC, and HSVP construction water NOC.</p> <p>It is recommended that the Authority may consider for grant of registration subject to the submission of security amount of Rs. 25 Lacs on account of submission of approved service plans and estimates in the Authority within three months failing which the security amount shall be forfeited.</p> |   |
| <br><b>(Asha)</b><br>Chartered Accountant |   | <br><b>(Ar. Neeraj Gautam)</b><br>Associate Architectural Executive  |

|  |   |
|--|---|
| <b>Day and Date of hearing</b>   | Monday and 20.02.2023   |
| <b>Proceeding recorded by</b>  | Sh. Ram Niwas   |
| <b>PROCEEDINGS OF THE DAY</b>  |   |
| <p>Proceedings dated 20.02.2023</p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. K.L Bishnoi and Sh. Shery Mahajan are present on the behalf of the promoter.</p> <p>Approved as proposed.</p> |   |
| <br><b>(Sanjeev Kumar Arora)</b><br>Member, HARERA, Gurugram  | <br><b>(Ashok Sangwan)</b><br>Member, HARERA, Gurugram |
| <p style="text-align: right;"><i>On leave</i></p> <b>(Vijay Kumar Goyal)</b><br>Member, HARERA, Gurugram   |   |

