

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम, हरियाणा

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

	P)	ROJECT HEARING BRIEF FO	R PROJECT REG	JISTRATION 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.	Natur	e of the project	Residential Plotted Colony under DDJAY			
4.	Location of the project		Sector 59, Gur	ugram	1411 104	
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		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)(l)(c)		18.03.2027			
13.	QPR compliance		N/A			
14.	4(2)(l)(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	09.02.2023		The protocol of the	
	iii)	Layout plan Approval	12.10.2022			
	iv) Environmental Clearance		N/A			
	v) Airport height clearance		N/A			

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, 2016की धारा 20के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



Project Promoter

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

	vi)	Fire scheme approval	N/A		
1	vii)	Service plan and estimate approval	Recommended from CE, GMDA to DG-TCPD, Haryana		
	viii)	Electricity load availability connection	Not submitted		
16.	Fee d	Fee details			
	Registration fee Processing Fee Late fee		(19448.1901 x 10) + (810.341 x 20) =Rs. 2,10,689/-		
-			Nil		
-			20258,5311 x 10 = Rs. 2,02,585/-		
	Total	fee	Rs. 4,13,274/-		
17.		mount	Rs. 2,27,900/-		
bas di			Rs. 2,02,593/-		
-	DD no. and date		000455 dated 30.12.2022 000456 dated 30.12.2022		
	Name of the bank issuing		Axis Bank		
	Deficient amount		Nil		
18.	File Status		Date		
	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 reply submitted on		13.02.2023		
	Second hearing on		30.01.2023		
	Third	l hearing on	13.02.2023		
19.	Case history- The promoter i.e., M/s Czarr Villas Pvt. Ltd. has applied on dated 02.01.2023 for registration of th affordable plotted colony under DDJAY namely "Czarr Villas 59" located in Sector-59, Gurugram und 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 2022 dated 12.10.2022 valid up to 11.10.2027 has been issued by DTCP in favour of Sh. Sadhu Ra Smt. Ram Dai and others in collaboration with M/s Czarr Villas Pvt. Ltd. 9 formerly known as M/s N Mahadev Buildtech Pvt. Ltd. for setting up an affordable plotted colony under DDJAY in sector Gurugram. The license is granted subject to the final outcome of CA no. 8977 of 2014 titled as				

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	Court of India and CBI investigation The current application is for the reg block proposed to be developed by N It is noted that the Authority has rece (LC-4724) dated 12.10.2022 granted Buildtech Pvt. Ltd.)	gistration of 78 plots out of which 15 are frozen and a commercial
	Affordable Plotted Colony under revenue estate of village Behro 3(3A) of the Haryana develop orders. DTP (Enf.), Gurugram is site and also coordinate with L rights on the applied land." There is a stay order dated 04.10.2	e no. 163 of 2022 dated 12.10.2022 granted up for setting up er DDJAY- 2016 over an area measuring 5.006 acres, in the ampur, Sector- 59, GMUC is hereby suspended under Section ment and Regulations of Urban Areas Act, 1975 till further is directed to ensure that no development works are carried at Deputy Commissioner, Gurugram to not create any 3rd party 022 passed by the Hon'ble court of District Collector against the
	Land owners Sh. Rohtash and Sh. Me on the ground of cheque bounce aga in the Hon'ble District Court Gurug order dated 19.10.2022. On scrutiny of the application, it was conveyed to the promoter and an opp	31//2 & 3 falling in the licensed area. ehar Chand have also filed a civil suit for cancellation of sale deed ainst the payment made for sale deed. The matter was sub-judice ram since 11.10.2021. The same is confirmed by the DTCP in its s found that there were deficiencies in the application which were portunity of hearing is provided on 23.01.2023. On 23.01.2023, the 23. On 30.01.2023, the matter was adjourned to 13.02.2023. On ed to 14.02.2023.
20.	Present compliance status as on 14.02.2023 of deficient documents as observed on 13.02.2023	 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 Corrections marked on the hard copy of online DPI need to be done.
	Anterende a laste rentro se mitrit estructure a back termine se mitrit se service te abatelistic contra se m este atractice de entructure fine a mit este atractice de entructure este atractice de entructure este atractice de entructure este atractice de entructure	 Status: Not done 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 view.
	anterities agricite d'incernation ause pro- prégenes de satisfique est lo bes articlastier par argénabilité de e provideres subgittes. Étais	 license. 4. Promoter's understanding with the land-owners regarding the marketing of the proposed project needs to be clarified. Status: clause regarding marketing rights vesting
	 Altitute be Other Manager and a custor in admired that it is a branch in admired that it is a 	 with the developer highlighted in the agreement and taken on record. 5. Project report needs to be submitted.

Status: Submitted

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Project

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	 Copy of information to revenue department regarding the land being licensed and bonded for setting up of a colony needs to be submitted. Status: Submitted
• Example of the off levels of the test of	 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.
and 22 Million approximation (2005) and an approximation of the second s	Status: Letter regarding release of security from IDBI Trusteeship Services Ltd. has been submitted. CA certificate regarding no loan/ hypothecation on land has also been submitted. NEC dated 13.02.2023 by sub registrar, Gurugram also placed on record.
	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
It interest and in the state of the strend along of the strend of the tot tale for strend along of the local or tale for tale forts. The entropy was tale for local or	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. Copy of letter from BO to Tehsildar is
 The Sole is control to the Sole in the 	enclosed in reply file.9. Current status of civil suit filed in the Hon'ble District
(i) difficult in the similarities, and work of the previous of SERERGER OR JER 2002 (see the reason will advised to 12.0 2002 (see the reason will advise	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
Closed and P. C. Mart & H. Incenter to be deared to be appreciated menodoteses above rands in Tr (FOF Journal of Rise Res from 5 mb rech.)	deed needs to be clarified. Status: A notarized undertaking through authorized signatory to the effect that there is no litigation pending before any court regarding the land on which the project is proposed is submitted.
minhed an the tend only of ordine 191 and 11	 Approved service plans and estimates need to be submitted. Status: Recommended from GMDA to DTCP.
came 200, 70 EM, on arreste all all and a come of the second seco	11. Approved electrical load availability connection needs to be submitted.
	Status: Undertaking for submitting the same within one month submitted.
network the DTCP protect dated 03.1.2.201	12. Forest NOC needs to be submitted. Status: Undertaking for submitting the same within one month submitted.
understanding selfs filt have overe actualitating of the proposed grow a need of the regarding ministering rights vestors before bight gifted in the opprove out and before bight gifted in the opprove out and	13. NOC regarding natural conservation zone, tree cutting permission and power line shifting need to be submitted. Status: Undertaking for non- applicability of NCZ and tree cutting permission submitted. Estimate for powerline shifting by DHBVN also submitted, however, it cannot be ensured that it is for the
en mar de he 0- systemines. refitzes	nowever, it cannot be ensured that it is for theproject under consideration.14. HUDA construction water NOC needs to be submitted.

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hael		orescold bendlin duk en	Status: Undertaking for submitting the same within one month submitted.
		15	
		15.	Layout plan mentioning the approval details need to be submitted.
		and the second second	Status: Submitted
199		10	
19.2		16.	Demarcation plan needs to be submitted.
			Status: Submitted
		17.	01
125		a heru kazalar ni kital	Status: Submitted
		18.	Copy of superimposed demarcation plan on approved
1818		a si at naimin to le la	layout plan needs to be submitted.
		Artific any mail trait	Status: Submitted
		19.	PERT chart of the proposed project needs to be
Sinn		1512 and the second state	submitted.
		Issued to the later	Status: Submitted
1		20.	Revised application form, allotment letter and builder
		ridua d'avente barrolt	buyer agreement need to be submitted.
		Institution and and survey	Status: Submitted.
		21.	Draft conveyance deed needs to be submitted.
1		Danger Chinese Ki	Status: Submitted.
		22.	Payment receipt needs to be submitted.
		he heiter tilter	Status: Submitted
		23.	Draft brochure and advertisement literature needs to be
		a standard a standard	submitted.
		IN THE REPORT OF	Status: Submitted
		24.	
-		and retistation for the	Status: Submitted.
		25.	Cash flow Statement needs to be submitted.
		transferration of the second	Status: Submitted. Needs to be revised.
1.0		26.	CA certificate for non-default in payment of debt
			obligations needs to be submitted.
		the second second second	Status: Submitted
2216		27.	
			schedule needs to be submitted.
BO		a fill and a may a	Status: Not applicable as letter regarding release of
100		al of the line of the	security from IDBI Trusteeship Services Ltd. has
615-7		The benefician point and	been submitted. CA certificate regarding no loan/
			hypothecation on land has also been submitted.
100		28.	
223		20.	KYC.
		ad belongening part to:	Status: Not submitted
1000		29.	
		29.	CA certificate for expenditure incurred and to be incurred needs to be submitted.
		diga se vitalskog DOV to	
			Status: Submitted
Circle 1	dias anitist wath	30.	Contraction of the second s
	Lamons of topp	In the second second second	Status: Submitted. Needs to be revised.
1000		31.	
			needs to be submitted.

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Alley a	new out Thighnight we Poppeds		Status: Submitted. However, it needs to be revised as
1	A CONTRACTOR OF		it doesn't specify the accounts it relates to.
a 117.743	ou syndrog reactivity out Sunsomenu	32.	Statement of quarterly expenditure till end of project
1.00		and the charge	needs to be submitted.
	Depth	THE SEA	Status: Not submitted
1.2	plan needs to hereitabliked.	33.	Statement of quarterly source of funds needs to be
	hatel	(BUS DE	submitted.
	Bettimbur of eleboor	in the part	Status: Cash flow submitted.
	in the second	34.	Financial resources need to be met with project cost.
	a an mangalan damaradan pian en a	42.103	Financial resources need to be corrected.
	heriandur od greben	n mile bi	Status: Correction to be incorporated in DPI as per
	bend	102 120	the certificates produced.
	of the proposed project needs	35.	Affidavit of 10% auto deduction of EDC from separate
		1 home	account under section 4(2)(l)(D) needs to be submitted.
	bettin	1.2 20	Status: Copy of bilateral agreement LC-IVB dated
	in the second statement with and	ant ber	02.09.2022 having the clause regarding condition
	bethinktes id or have from	norma re	mentioned above is submitted.
	hereite	36.	COI needs to be submitted.
	I be the real on a first of the set of the set of the	50.	Status: Submitted
	bentin bentin	27	KYC Director (Rajesh Kumar Saraf) needs to be
	hartineline ad of the east trie	57.	submitted.
	The second s		Status: Submitted
	and the state of the local state of the local state of the	20	
		38.	CA certificate for Land cost along with annexure needs to
		1000000	be submitted.
			Status: Submitted. However, UDIN to be generated
	a substantia		again and the details to be corrected.
		39.	Affidavit of promoter regarding arrangement with the
	Propagation and an end and an end and	10 20011	bank of master account needs to be submitted.
	in a location of second data		Status: Submitted.
	the find an integration sol	40.	Annual statement for the financial year 2019-20 and
	DELIGATION - STORE	1 2004345	2020-21 needs to be submitted along with independent
	Land Carl State State State	10000	director and auditor reports.
	AL THE ACTIVITY OF A PARTY OF	No. of Concession, Name	Status: Submitted
21.	Remarks	1.	Online corrections in DPI and REP-I (Part A-H) needs to
The	Putting and a second		be done. Documents to be uploaded mentioned above
	a 1001 Statistical Sciences	949 YALAH	needs to be submitted in PDF format of size less than 5
	a haywarte ustrage of the	Contraction of	mb each.
	illender and data the purpties and	2.	Approved service plans and estimates need to be
	als hanfordige all of sixen simplify	2.	submitted.
			Status: Recommended from GMDA to DTCP.
	- ballindu	2	
	the separation incomed and	3.	Approved electrical load availability connection needs to
	is to be submitted.		be submitted.
	Letter.	4.	Forest NOC needs to be submitted.
	Mag roads to be subritted.	• 5.	Power line shifting NOC needs to be submitted.
	herein Mounty in The Previous	12.00	Status: Estimate for powerline shifting by DHBVN is
	when the accuracy of a second	- Second	submitted, however, it cannot be ensured that it is
	hantinde		for the project under consideration as the location of site mentioned is Sector 69, Gurugram.

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HUDA construction water NOC needs to be submitted. 6. 7. Revised cash flow statement needs to be submitted. 8. Project proponent form needs to be submitted along with KYC. 9. Revised bank undertaking needs to be submitted. 10. The board resolution for operation of bank account needs to be submitted. Status: Submitted. However, it needs to be revised as it doesn't specify the operation of accounts it relates to. 11. Statement of quarterly expenditure till end of project needs to be submitted. CA certificate for Land cost along with annexure needs to 12. be submitted. Status: Submitted. However, UDIN to be generated again and the details to be corrected.

Chartered Accountant

(Ar. Neeraj Gautam) Associate Architectural Executive

Day and Date of hearing	Tuesday and 14.02.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 14.02.2023

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

Sh. Ravi Roy (GM) is present on the behalf of the promoter.

The promoter is directed to rectify the deficiencies mentioned above before the next date of hearing.

The matter to come up on 20.02.2023.

(Sanjeev Kumar Arora) Member, HARERA, Gurugram

(Ashok Sangwan)

Member, HARERA, Gurugram

(Vijay Kumar Goyal) Member, HARERA, Gurugram

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