

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	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	Date of approval	Validity up to
	i)	License Approval	12.10.2022	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.	Fee details		
		Registration fee	(19448.1901 x 10) + (810.341 x 20) =Rs. 2,10,689/-
		Processing Fee	Nil
		Late fee	20258,5311 x 10 = Rs. 2,02,585/-
		Total fee	Rs. 4,13,274/-
17.	DD amount		
		DD amount	Rs. 2,27,900/- 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		
		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 hearing on	13.02.2023
19.	Case history-		
	<p>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.</p> <p>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</p>		



<p>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,</p> <p><i>".., 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."</i></p> <p>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 adjourned to 14.02.2023.</p>	
<p>20. Present compliance status as on 14.02.2023 of deficient documents as observed on 13.02.2023</p>	<ol style="list-style-type: none">1. 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 done2. Corrections marked on the hard copy of online DPI need to be done. Status: Not done3. 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 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 with the developer highlighted in the agreement and taken on record.5. Project report needs to be submitted. Status: Submitted



	<p>6. 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</p> <p>7. 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. 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.</p> <p>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 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 enclosed in reply file.</p> <p>9. Current status of civil suit filed in the Hon'ble District 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 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.</p> <p>10. Approved service plans and estimates need to be submitted. Status: Recommended from GMDA to DTCP.</p> <p>11. Approved electrical load availability connection needs to be submitted. Status: Undertaking for submitting the same within one month submitted.</p> <p>12. Forest NOC needs to be submitted. Status: Undertaking for submitting the same within one month submitted.</p> <p>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 project under consideration.</p> <p>14. HUDA construction water NOC needs to be submitted.</p>
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	<p>Status: Undertaking for submitting the same within one month submitted.</p> <p>15. Layout plan mentioning the approval details need to be submitted. Status: Submitted</p> <p>16. Demarcation plan needs to be submitted. Status: Submitted</p> <p>17. Zoning plan needs to be submitted. Status: Submitted</p> <p>18. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted</p> <p>19. PERT chart of the proposed project needs to be submitted. Status: Submitted</p> <p>20. Revised application form, allotment letter and builder buyer agreement need to be submitted. Status: Submitted.</p> <p>21. Draft conveyance deed needs to be submitted. Status: Submitted.</p> <p>22. Payment receipt needs to be submitted. Status: Submitted</p> <p>23. Draft brochure and advertisement literature needs to be submitted. Status: Submitted</p> <p>24. REP-II needs to be submitted. Status: Submitted.</p> <p>25. Cash flow Statement needs to be submitted. Status: Submitted. Needs to be revised.</p> <p>26. CA certificate for non-default in payment of debt obligations needs to be submitted. Status: Submitted</p> <p>27. Loan sanction letter, disbursement and repayment schedule needs to be submitted. Status: Not applicable as 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.</p> <p>28. Project proponents needs to be submitted along with KYC. Status: Not submitted</p> <p>29. CA certificate for expenditure incurred and to be incurred needs to be submitted. Status: Submitted</p> <p>30. Bank undertaking needs to be submitted. Status: Submitted. Needs to be revised.</p> <p>31. The board resolution for operation of bank account needs to be submitted.</p>
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		<p>Status: Submitted. However, it needs to be revised as it doesn't specify the accounts it relates to.</p> <p>32. Statement of quarterly expenditure till end of project needs to be submitted. Status: Not submitted</p> <p>33. Statement of quarterly source of funds needs to be submitted. Status: Cash flow submitted.</p> <p>34. Financial resources need to be met with project cost. Financial resources need to be corrected. Status: Correction to be incorporated in DPI as per the certificates produced.</p> <p>35. Affidavit of 10% auto deduction of EDC from separate account under section 4(2)(l)(D) needs to be submitted. Status: Copy of bilateral agreement LC-IVB dated 02.09.2022 having the clause regarding condition mentioned above is submitted.</p> <p>36. COI needs to be submitted. Status: Submitted</p> <p>37. KYC Director (Rajesh Kumar Saraf) needs to be submitted. Status: Submitted</p> <p>38. CA certificate for Land cost along with annexure needs to be submitted. Status: Submitted. However, UDIN to be generated again and the details to be corrected.</p> <p>39. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted.</p> <p>40. Annual statement for the financial year 2019-20 and 2020-21 needs to be submitted along with independent director and auditor reports. Status: Submitted</p>
21.	Remarks	<p>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.</p> <p>2. Approved service plans and estimates need to be submitted. Status: Recommended from GMDA to DTCP.</p> <p>3. Approved electrical load availability connection needs to be submitted.</p> <p>4. Forest NOC needs to be submitted.</p> <p>5. Power line shifting NOC needs to be submitted. Status: Estimate for powerline shifting by DHBVN is submitted, however, it cannot be ensured that it is for the project under consideration as the location of site mentioned is Sector 69, Gurugram.</p>



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	<p>6. HUDA construction water NOC needs to be submitted. 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. 12. CA certificate for Land cost along with annexure needs to be submitted. Status: Submitted. However, UDIN to be generated again and the details to be corrected.</p>
<p><i>Asha</i> (Asha) Chartered Accountant</p>	<p><i>Ar. Neeraj</i> (Ar. Neeraj Gautam) Associate Architectural Executive</p>

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.		
<p><i>Sanjeev</i> (Sanjeev Kumar Arora) Member, HARERA, Gurugram</p>	<p><i>Ashok</i> (Ashok Sangwan) Member, HARERA, Gurugram</p>	<p><i>V. I. Goyal</i> (Vijay Kumar Goyal) Member, HARERA, Gurugram</p>

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