



Project - Tower 4/E and Tower 5/F
RERA-GRG-1224-2022

Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	Tower 4/E and Tower 5/F	
2.	Name of the promoter	Oasis Landmarks LLP	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector- 88A & 89A, Gurugram	
5.	Legal capacity to act as a promoter	Change of Developer	
6.	Name of License Holder	Oasis Buildhome Pvt. Ltd.	
7.	Name of Change of Developer	Oasis Landmarks LLP	
8.	Status of project	Ongoing	
9.	Whether registration applied for whole	NO (In 4 phases)	
10.	Phase no.	4	
11.	Online application ID	RERA-GRG-PROJ-1224-2022	
12.	License no.	85 of 2013 dated 10.10.2014 151 of 2014 dated 05.09.2014	Valid upto 09.10.2014 Valid upto 04.09.2024
13.	Total licensed area	14.6840 acres	Area to be registered 1.4246 acres
14.	Projected completion date	31.12.2029	
15.	QPR Compliances (if applicable)	50 of 2017 - March 2018 and Sep 2018 to Sep 2019 submitted only 53 of 2017 - March 2018 to Dec 2018 submitted only 54 of 2017 - March 2018 to Dec 2018 and June 19 submitted only	
16.	4(2)(I)(D) Compliances (if applicable)	50 of 2017 - Not submitted. 53 of 2017 - Not submitted. 54 of 2017 - Not submitted.	
17.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	85 of 2013 dated 10.10.2014 151 of 2014 dated 05.09.2014
	ii)	Zoning Plan Approval	DTCP-17767 dated 14.09.2015
	iii)	Building Approval plan	ZP-959/AD(RA)/2018/28303 dated 03.10.2018
	iv)	Environmental Clearance	SEIAA/HR/2017/616 dated 14.09.2017
	v)	Airport height clearance	AAI/NOC/2014/46/4532-37 dated 17.02.2014
	vi)	Renewed Airport height clearance	AAI/RHQ/BR/ATM/NOC/2014/46/884-888 dated 23.05.2019
		Fire scheme approval	FS/2019/9 dated 24.04.2019
			Validity upto
			09.10.2014 04.09.2024
			02.10.2023
			13.09.2027
			16.02.2019
			22.02.2022 (Expired)



	vii)	Revised Service plan and estimate approval	LC-2751/Asstt.(AK)/2019/3231 dated 05.02.2019		
18.	Fee Details				
	Registration Fee	Residential FAR= 13,806.57 Sqm * 1.75 * 10 =Rs 2,41,615/- Commercial FAR = 23.41 sqm *0.5*20 = Rs 234/- Total = Rs 2,41,849/-			
	Processing Fee	Residential FAR= 13,806.57 Sqm * 10 = Rs 1,38,066/- Commercial FAR = 23.41 sqm *10 = Rs 234/- Total = 1,38,300/-			
	Late Fee	450 % of registration fee 2,41,614.975 * 4.5 = Rs 10,87,268/- 234*4.5 = Rs 1053/- Total = 10,88,321/-			
	Total Fee	Rs 14,66,949/- + Rs 1521/- = Rs 14,68,470/-			
19.	DD amount	Rs 11,00,000/- Rs 3,67,000/-			
	DD no. and date	504367 dated 01.12.2022 504396 dated 23.12.2022			
	Transaction ID	301047856039 dated 09.01.2023 amounting Rs 1500/-			
	Name of the bank issuing	ICICI Bank			
	Deficient amount	NIL			
20.	File Status	Date			
	File received on	06.12.2022			
	Deficiency conveyed on	19.12.2022			
	First hearing on	26.12.2022			
	Second hearing on	09.01.2023(adjouened)			
	Third hearing on	12.01.2023			
21.	Case History:				
	The total licensed area of the colony is 14.6840 acres. The group housing colony is proposed to be developed in phases. Details of the phases are mentioned below:				
	Phases	Area	Registration No.	Status	Details of Towers
	Phase 1	5.984 acres	50 of 2017 dated 12.08.2017 valid upto 30.06.2021	Expired	4 Towers, Convenient Shopping-1, Community Centre-1, EWS

Phase 2	6.8 acres	53 of 2017 dated 17.08.2017 valid upto 30.09.2019	Expired	5 Towers, Convenient Shopping-2, Community Centre-2
Phase 3	0.475 acres	54 of 2017 dated 17.08.2017 valid upto 30.10.2020	Expired	Iconic Tower
Phase 4	1.4246 acres	Applied for registration		Tower 4/E and Tower 5/F

The Promoter i.e., M/s Oasis Landmark LLP who is a Change of developer applied for the registration of real estate group housing colony namely "Tower 4E & Tower 5/F" located at Sector-88A & 89A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 45275 dated 06.12.2022 and RPIN-545. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1224-2022. The project area for registration is 1.4246 out of the licensed area i.e., 14.6840 acres vide License no –85 of 2013 dated 10.10.2014 and License no. – 151 of 2014 dated 05.09.2014.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/545 dated 19.12.2022 was issued to the promoter with an opportunity of being heard on 26.12.2022.

On 26.12.2022, the AR of the promoter was directed to remove the deficiencies and the matter was adjourned to 09.01.2023.

The promoter has submitted a reply on 26.12.2022 and 06.01.2023 which were scrutinized, and the remaining deficiencies are mentioned below.

On 09.01.2023, the matter was adjourned and fixed for 12.01.2023.

As per the reply dated 06.01.2023. The promoter added the area of 23.41 sqm of the commercial shops. However, the fee is mentioned below for the commercial part as calculated after the addition of the commercial area.

Registration Fee - 23.41 sqm *0.5*20 = Rs 234.1/-

Processing Fee - 23.41 sqm *10 = Rs 234.1/-

Late Fee -234*4.5 = Rs 1053/-

Total = 1521/-

Now, the deficit fee comes out to be Rs 1470/-.

The promoter has submitted a reply on 11.01.2023 which was scrutinized, and the remaining deficiencies are mentioned below.

The promoter also requested for rectification in the name of project from "Tower 4/E and Tower 5/F" to "Godrej Icon Tower 4/E and Tower 5/F".


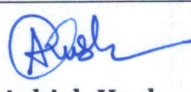




22.	Present compliance status as on 09.01.2023 of the deficiencies conveyed in the last hearing dated 26.12.2022.	<ol style="list-style-type: none"> 1. Deficit Fee- Rs 3,66,949/- Status: Submitted. DD vide no. 504396 dated 23.12.2022 amounting Rs 3,67,000/-. 2. Deficit Fee after addition of commercial area – Rs 1470/-. Status: 301047856039 dated 09.01.2023 amounting Rs 1500/- submitted. 3. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.
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	<p>Status: Submitted but needs to be corrected.</p> <p>4. Online DPI needs to be corrected. Status: Submitted but needs to be corrected.</p> <p>5. Revalidated Airport height clearance needs to be submitted. Status: Submitted letter dated 12.02.2016 wherein it is stated that the NOC for height clearance is not required from AAI.</p> <p>6. Approval NOCs from the various agencies for connecting external services like water supply and storm water drainage needs to be submitted. Status: Water supply submitted but storm water drainage applied.</p> <p>7. Mutation certified on the latest date needs to be submitted. Status: Submitted.</p> <p>8. Jamabandi and As-shajra certified on the latest date needs to be re-submitted. Status: Submitted.</p> <p>9. Project report needs to be submitted. Status: Submitted.</p> <p>10. Tree Cutting needs to be submitted. Status: Affidavit for non-applicability submitted.</p> <p>11. Forest land diversion needs to be submitted. Status: Affidavit for non-applicability submitted.</p> <p>12. Power line Shifting needs to be submitted. Status: Affidavit for non-applicability submitted.</p> <p>13. Pert chart needs to be revised. Status: Submitted.</p> <p>14. Land title search report needs to be submitted. Status: Submitted.</p> <p>15. Layout plan superimposed on the demarcation plan needs to be submitted. Status: Submitted.</p> <p>16. Draft Application form needs to be submitted. Status: Submitted but needs to be revised.</p> <p>17. Draft Allotment letter needs to be revised. Status: Submitted but needs to be revised.</p> <p>18. Draft Builder buyer agreement needs to be revised. Status: Submitted.</p> <p>19. Draft brochure of the project needs to be submitted. Status: Submitted.</p> <p>20. REP-II needs to be revised. Status: Submitted.</p> <p>21. Cost of the land needs to be provided according to the area applied for the registration. Status: Submitted.</p> <p>22. Financial resources of the project needs to be submitted. Status: Submitted.</p> <p>23. CA certificate for non-default in payment needs to be revised.</p>
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		<p>Status: Submitted.</p> <p>24. Quarterly schedule of estimated expenditure needs to be submitted. Status: Not Submitted.</p> <p>25. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted.</p> <p>26. Non-encumbrance certificate not below the rank of tehsildar/ CHG form needs to be submitted. Status: Not Submitted.</p> <p>27. KYC of partner needs to be submitted. Status: Submitted.</p> <p>28. Cash flow statement in REP -1 (A to H) need to be submitted. Status: Submitted.</p> <p>29. KYC of project proponents needs to be submitted. Status: Submitted.</p> <p>30. REP II needs to be upload in online DPI. Status: Updated.</p> <p>31. Bank undertaking needs to be submitted. Status: Submitted.</p> <p>32. Rate of EDC and IDC needs to be provided as per LOI. Status: Submitted.</p> <p>33. The board resolution duly acknowledged by bank for operation of bank account needs to be revised. Status: Not Submitted.</p> <p>34. Other sources in financial resources needs to be clarified with supporting document. Status: Submitted.</p> <p>35. CA certificate for expenditure incurred and to be incurred needs to be submitted. Status: Submitted.</p> <p>36. Copy of incorporation of LLP needs to be submitted. Status: Submitted.</p>
	<p>Remarks</p>	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Approval NOCs from the various agencies for connecting external services like storm water drainage needs to be submitted. 4. Draft Application form needs to be revised. 5. Draft Allotment letter needs to be revised. 6. Quarterly schedule of estimated expenditure needs to be submitted. 7. Non-encumbrance certificate not below the rank of tehsildar/ CHG form needs to be submitted.



	8. The board resolution duly acknowledged by bank for operation of bank account needs to be revised.
 Asha Chartered Accountant	 Ashish Kush Planning Executive
 Sumeet Planning Coordinator	
Day and Date of hearing	Thursday and 12.01.2023
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceedings dated: 12.01.2023.</p> <p>Sh. Ashish Kush, Planning Executive briefed about the facts of the case.</p> <p>Sh. Tarun Chadha (AR) is present on behalf of the promoter.</p> <p>The QPR as well Annual Accounts statement required under 4(2)(l)(D) has not yet been submitted in respect of the earlier registration which are required to be submitted. Further the validity of earlier (3 number) registration is required to be ascertain viz-a-viz status of obtaining OC within the validity period of RC.</p> <p>The matter to come up on 30.01.2023.</p>	
 (Sanjeev Kumar Arora) Member, HARERA, Gurugram	 (Vijay Kumar Goyal) Member, HARERA, Gurugram
 (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram	