Park Street
KS Propmart Pvt. Ltd.

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details	
1.	**Name of the project**	Park Street	
2.	**Name of the promoter**	M/s KS Propmart Pvt. Ltd.	
3.	**Nature of the project**	Commercial High Rise	
4.	**Location of the project**	Sector-85, Gurugram.	
5.	**Legal capacity to act as a promoter**	License Holder	
6.	**Name of license holder**	M/s KS Propmart Pvt. Ltd.	
7.	**Status of project**	Ongoing	
8.	**RERA Registration No.**	41 of 2019 dated 30.07.2019	
9.	**Validity of Registration Certificate**	Valid From 30.07.2019	Valid Up to 30.06.2022
10.	**Date of receipt of application for extension**	28.12.2022	
11.	**QPR status**	Not submitted	
12.	**4(2)(l)(D) reports status**	Not submitted	
13.	**File Status**	**Date**	
	File received on	28.12.2022	
	First notice Sent on	11.01.2023	
	First hearing on	16.01.2023	
	Second hearing on	30.01.2023	
	Third hearing on	13.02.2023	

14. Case History:-

The Promoter M/s KS Propmart Pvt Ltd. who is a license holder applied for the extension of registration of real estate project namely "Park Street" located at Sector-85, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 46539 dated 28.12.2022 and EPIN-40. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-216-2019 and online generated for project extension temp id RERA-GRG-1251-2022.

The project namely "Park Street" being developed by M/s KS Propmart Pvt. Ltd. in sector-85, Gurugram on an area measuring 2.85 acres was registered vide registration no. 41 of 2019 dated 30.07.2019 which was valid upto 31.12.2021 + 6 months COVID = 30.06.2022. Now, the promoter has applied for extension of registration of project under section 6 of the RERA, 2016.

After the scrutiny of the application, it is found that at the time of registration, the building plans were approved on FAR @ 1.75. However, now the promoter at the time of extension of registration has submitted the in-principal approval of revised building plans under TOD Policy on FAR @ 3.5 which have not been registered separately/amended in the registration. Further the promoter has not submitted the consent of 2/3rd allottees of the project for revision in the layout plan. The promoter

	has also not submitted the status of construction in the project and neither submitted the quarterly progress report nor the report under section 4(2)(l)(D) of the Act, 2016 for the project area registered. Therefore, keeping in view the above a notice was issued to the promoter to appear before the authority and submit the reasons/clarifications on the above points before proceeding further and scrutinize the file in detail as the promoter has already obtained the in-principal approval of revised building plans of the project under TOD policy for which the promoter first needs to register the same. On 16.01.2023 the matter was adjourned to 30.01.2023. On 30.01.2023 the matter was adjourned to 13.02.2023. The promoter didn't submit any reply.

Asha

(Asha)
Chartered Accountant

on leave

(Sumeet)
Engineer Executive

Day and Date of hearing	Monday and 13.02.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 13.02.2023

Ms. Asha, Chartered Accountant briefed about the facts of the project.

None is present on behalf of the promoter.

The promoter is directed to rectify the deficiencies & show cause should be given for non compliances

The matter to come up on 06.03.2023.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

V.I-S

(Vijay Kumar Goyal)
Member, HARERA, Gurugram

HARERA
GURUGRAM

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

No.	HARERA/GGM/EPIN/40/ Show Cause	Date:	27.02.2023

From	To
Haryana Real Estate Regulatory Authority, Gurugram	M/s KS Propmart Pvt. Ltd. A-22, Hill View Apartments, Vasant Vihar, New Delh-110057

Sub: Extension of registration of the real estate commercial colony namely "Park Street" admeasuring 2.85 acres situated at sector 85, Gurugram- removal of deficiencies in the application and clarifications thereof – show cause.
Extension Temp Id RERA-GRG-1251-2022.

This is in reference to your application for extension of registration of the real estate commercial colony namely "Park Street", submitted vide dated 28.12.2022 under Section 6 of the Real Estate (Regulation and Development) Act, 2016.
The scrutiny of the application was done by the Authority and observations were made which needs to be clarified before proceeding further and scrutinize the file in detail.

Major observations -

1 The project is registered vide RC no. 41 of 2019 dated 30.07.2019 which was valid upto 31.12.2021 + 6 months COVID = 30.06.2022 and now applied for extension of registration wherein it is found that at the time of registration, the building plans were approved on FAR @ 1.75 and subsequently in-principal approval of revised building plans under TOD Policy on FAR @ 3.5 has been obtained which is still not been got registered/ incorporated in the registration certificate.
2 Consent of 2/3rd allottees for revision in the layout plan needs to be obtained prior to revision.
3 Status of construction needs to be submitted.
4 QPR and 4(2)(l)(D) reports for earlier registration needs to be submitted.

As per the records of this Authority, the opportunity of hearing was given to you three times i.e., on 16.01.2023, 30.01.2023 and 13.02.2023. Even after three opportunities of hearing you had neither submitted any reply nor appeared before the Authority for clarification.

Therefore, the Authority has decided to issue you a show cause notice for non-compliance and in view of above you are once again directed to submit the reply and appear before the authority to explain the reasons/clarifications on the above on 06.03.2023 at 02:00 PM in the office of HARERA, Gurugram at the Conference Room, New PWD Rest House, Civil Lines, Gurugram, Haryana, so that your application for extension of registration can be proceeded by this authority as per provisions of the Act/Rules/Regulations.

Issued under the direction and seal of authority

Secretary
For: Haryana Real Estate Regulatory Authority, Gurugram