

Project hearing brief

S.No.	Particulars	Details		
1.	Name of the project	La Vida Phase 2		
2.	Name of the promoter	M/s Sector 113 Gate Vida Developers Pvt. Ltd.		
3.	Nature of the project	Group Housing colony		
4.	Location of the project	Sector 112 & 113. Gurugram		
5.	Legal capacity to act as a promoter	Collaborator (as per Building plan)		
6.	Status of project	Ongoing		
7.	Whether registration applied for whole/ Phase	Phase		
8.	Phase no.	2		
9.	Online application ID	RERA-GRG-1118-2022		
10.	License no.	105 of 2011 dated 11.12.2011	valid up to 10.12.2024	
		85 of 2012 dated 29.08.2012	valid up to 28.08.2025	
		86 of 2012 dated 29.08.2012	valid up to 28.08.2025	
11.	Total licensed area	21.0437 Acres	Area to be Registered 6.18 acres	
12.	Projected completion date	31.03.2026		
13.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	105 of 2011 dated 11.12.2011	10.12.2024
85 of 2012 dated 29.08.2012			28.08.2025	
86 of 2012 dated 29.08.2012			28.08.2025	
	ii)	Zoning Approval Plan	3374 dated 30.08.2012	
	iii)	Building Approval plan	ZP-766/SD(DK)/2022/21926 dated 26.07.2022	03.06.2026
	iv)	Environmental Clearance	SEIAA/HR/2016/767 dated 15.09.2016	14.09.2026
	v)	Airport height clearance	Not Provided	-
	vi)	Revised Fire scheme approval	DFS/Supdt/2018/854/36574 dated 05.04.2018	-
	vii)	Service plan and estimate approval	Not provided	
14.	Fee Details			
	Registration Fee	Resi- 38827.431*1.75*10= Rs 6,79,480/- Comm- 207.888*1.75*20= Rs 7276/- Total - Rs 6,86,756/-		
	Processing Fee	39035.319*10= Rs 3,90,353/-		



	Late Fee	400% of registration fee- 6,86,756*4= Rs 27,47,024/-
	Total Fee	Rs 38,24,133/-
15.	DD amount	Rs 8,06,770/-
	DD no. and date	877314 dated 26.07.2022
	Name of the bank issuing	Union Bank of India
	Deficient amount	Rs 30,17,363/-
16.	File Status	Date
	File received on	21.09.2022
	Deficiency conveyed on	07.10.2022
	First hearing on	10.10.2022 (adjourned)
	Second hearing on	12.10.2022
17.	Status of documents	<ol style="list-style-type: none">1. Deficit Fee- Rs 30,17,363/- Status: Not submitted.2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not submitted.3. Online DPI needs to be corrected. Status: Not submitted.4. Approval NOCs from the various agencies for connecting external services like storm water drainage and sewerage disposal needs to be submitted. Status: Not submitted.5. Airport height clearance needs to be submitted. Status: Not submitted.6. Approved service plans and estimates needs to be submitted. Status: Not submitted.7. NOC for Natural conservation Zone submitted. Status: Not submitted.8. NOC for Tree cutting permission submitted. Status: Not submitted.9. NOC for Forest Land diversion needs to be submitted. Status: Not submitted.10. NOC for Powerline shifting needs to be submitted. Status: Not submitted.11. Mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Not submitted.



		<p>12. Non-encumbrance certificate not below the rank of tehsildar/ ROC form needs to be submitted. Status: Not submitted.</p> <p>13. Land title search report needs to be resubmitted on latest date after incorporation of bar enrolment number of the advocate. Status: Not submitted.</p> <p>14. Project report needs to be revised. Status: Not submitted.</p> <p>15. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. Status: Not submitted.</p> <p>16. Pert Chart needs to be revised. Status: Not submitted.</p> <p>17. Draft Allotment letter needs to be submitted as per the prescribed format. Status: Not submitted.</p> <p>18. Draft BBA needs to be submitted as per the prescribed format. Status: Not submitted.</p> <p>19. KYC of Director and authorised person needs to be provided in legible form. Status: Not submitted.</p> <p>20. Bank Undertaking needs to be submitted. Status: Not submitted.</p> <p>21. Promoter affidavit as per section 4(2)(I)(D) of the act needs to be submitted. Status: Not submitted.</p> <p>22. Quarterly schedule of estimated expenditure needs to be clarified and corrected. Status: Not submitted.</p> <p>23. Quarterly schedule of sources of funds needs to be clarified and corrected. Status: Not submitted.</p> <p>24. Annual Balance sheet for the F.Y 2018-19,2020-21 needs to be provided in not legible form. Status: Not submitted.</p> <p>25. Part D and Part D1 needs to be fill along with annexure in online DPI. Status: Not submitted.</p>
18.	Deficit documents	<p>1. Deficit Fee- Rs 30,17,363/-</p> <p>2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>3. Online DPI needs to be corrected.</p>

	<ol style="list-style-type: none"> 4. Approval NOCs from the various agencies for connecting external services like storm water drainage and sewerage disposal needs to be submitted. 5. Airport height clearance needs to be submitted. 6. Approved service plans and estimates needs to be submitted. 7. NOC for Natural conservation Zone submitted. 8. NOC for Tree cutting permission submitted. 9. NOC for Forest Land diversion needs to be submitted. 10. NOC for Powerline shifting needs to be submitted. 11. Mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. 12. Non-encumbrance certificate not below the rank of tehsildar/ ROC form needs to be submitted. 13. Land title search report needs to be resubmitted on latest date after incorporation of bar enrolment number of the advocate. 14. Project report needs to be revised. 15. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. 16. Pert Chart needs to be revised. 17. Draft Allotment letter needs to be submitted as per the prescribed format. 18. Draft BBA needs to be submitted as per the prescribed format. 19. KYC of Director and authorised person needs to be provided in legible form. 20. Bank Undertaking needs to be submitted. 21. Promoter affidavit as per section 4(2)(l)(D) of the act needs to be submitted. 22. Quarterly schedule of estimated expenditure needs to be clarified and corrected. 23. Quarterly schedule of sources of funds needs to be clarified and corrected. 24. Annual Balance sheet for the F.Y 2018-19,2020-21 needs to be provided in not legible form. 25. Part D and Part D1 needs to be fill along with annexure in online DPI.
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Case History:

The Promoter M/ Sector 113 Gate Vida Developers Pvt. Ltd. who is a collaborator (as per building plan) applied for the registration of real estate group housing colony namely “La Vida Phase 2” located at Sector-112 & 113, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 41367 dated 21.09.2022 and RPIN-516. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1118-2022. The project area for registration is 6.18 acres out of the licensed area i.e., 21.04375 acres vide License no –105 of 2011 dated 11.12.2011, 85 of 2012 dated 29.08.2012, 86 of 2012 dated 29.08.2012.



The application for registration was scrutinized and the deficiencies were conveyed to the promoter and matter is fixed for 10.10.2022.

The project is registered vide registration number mentioned below:

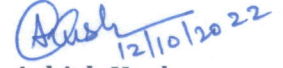
1. Registration number- 148 of 2017 dated 28.08.2017 valid up to 31.12.2022- 4002.379 sqm
2. Registration number 186 of 2017 dated 14.09.2017 valid up to 30.06.2020- 16,341.624 sqm

On 10.10.2022, The hearing was adjourned. The matter to come up on 12.10.2022.



Asha

Chartered Accountant



Ashish Kush

Planning Executive

Day and Date of hearing	Wednesday and 12.10.2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 12.10.2022.

Sh. Ashish Kush, Planning Executive briefed about the facts of the case.

Sh. Vijay Kumar Gupta, Sh. Vivek C Lohumi (DGM) and Sh. Sunil Kumar Chauhan (AR) are present on behalf of the promoter.

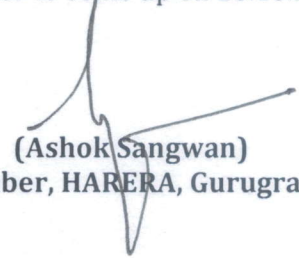
The Authority directed the promoter to submit the deficit documents. The matter to come up on 26.10.2022.



(Sanjeev Kumar Arora)
Member, HARERA, Gurugram



(Vijay Kumar Goyal)
Member, HARERA, Gurugram



(Ashok Sangwan)
Member, HARERA, Gurugram

(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram

