

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 clearance height	AAI/RHQ/NR/ATM/NOC/2019/222/1084-1087 dated 27.06.2019	26.06.2027
vi)	Revised Fire scheme approval	DFS/Supdt/2018/854/36574 dated 05.04.2018	-	
vii)	Service plan and estimate approval	LC-2577(C)-PA(SN)-2017/4252 dated 06.03.2017		
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
	Third hearing on	26.10.2022
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: Submitted but needs to be revised. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. Approval NOCs from the various agencies for connecting external services like storm water drainage and sewerage disposal needs to be submitted. Status: Sewerage disposal submitted. Storm water pending. 5. Airport height clearance needs to be submitted. Status: Submitted. 6. Approved service plans and estimates needs to be submitted. Status: Submitted. 7. NOC for Natural conservation Zone submitted. Status: Affidavit for non-applicability submitted. 8. NOC for Tree cutting permission submitted. Status: Affidavit for non-applicability submitted. 9. NOC for Forest Land diversion needs to be submitted. Status: Affidavit for non-applicability submitted. 10. NOC for Powerline shifting needs to be submitted. Status: Affidavit for non-applicability submitted. 11. Mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.



		<p>Status: Submitted.</p> <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: Submitted but needs to be revised.</p> <p>17. Draft Allotment letter needs to be submitted as per the prescribed format. Status: Submitted but needs to be revised after incorporating the details of promoter and project.</p> <p>18. Draft BBA needs to be submitted as per the prescribed format. Status: Submitted but needs to be revised.</p> <p>19. KYC of Director and authorised person needs to be provided in legible form. Status: Submitted.</p> <p>20. Bank Undertaking needs to be submitted. Status: Submitted but needs to be revised.</p> <p>21. Promoter affidavit as per section 4(2)(I)(D) of the act needs to be submitted. Status: Submitted but needs to be revised after incorporating the details of all accounts.</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: 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	1. Deficit Fee- Rs 30,17,363/-

		<ol style="list-style-type: none"> 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. 3. Online DPI needs to be corrected. 4. Approval NOCs from the various agencies for connecting external services like storm water drainage needs to be submitted. 5. Non-encumbrance certificate not below the rank of tehsildar/ ROC form needs to be submitted. 6. Land title search report needs to be resubmitted on latest date after incorporation of bar enrolment number of the advocate. 7. Project report needs to be revised. 8. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. 9. Pert Chart needs to be revised. 10. Draft Allotment letter needs to be revised after incorporating the details of promoter and project. 11. Draft BBA needs to be needs to be revised. 12. Bank Undertaking needs to be revised. 13. Promoter affidavit as per section 4(2)(I)(D) of the act needs to be revised after incorporating the details of all accounts. 14. Quarterly schedule of estimated expenditure needs to be clarified and corrected. 15. Quarterly schedule of sources of funds needs to be clarified and corrected. 16. 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.

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

On 12.10.2022, The Authority directed the promoter to submit the deficit documents. The matter to come up on 26.10.2022.

The phasing is done by DTCP, Haryana at the time of approval of building plan vide memo no. ZP-766/SD(BS)/2016/11348 dated 03.06.2016. The project to be developed in two phases.

However, the promoter had registered some part of Phase 1 and Phase 2 in the Interim RERA, Panchkula.

The part of the phases of the project are registered vide registration number mentioned below:

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 (रिनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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

The promoter has submitted a reply on 17.10.2022 and 20.10.2022 which were scrutinized and the remaining deficiencies are mentioned above.


Asha

Chartered Accountant


ASHISH KUSH
PLANNING EXECUTIVE

Ashish Kush
Planning Executive

Day and Date of hearing	Wednesday and 26.10.2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 26.10.2022.

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

The coram is not complete. The hearing is adjourned and fixed for 27.10.2022.


ASHISH KUSH
PLANNING EXECUTIVE

Ashish Kush
Planning Executive

