



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 (adjourned)
	Fourth hearing on	27.10.2022
	Fifth hearing on	21.11.2022
17.	Status of documents	<ol style="list-style-type: none">1. Deficit Fee- Rs 30,17,363/- Status: Submitted DD no 455899 dated 31.10.2022 amounting Rs 2,70,338/- Deficit amount Rs 27,47,025/-.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 needs to be submitted. Status: Storm water drainage approved vide memo no. GMDA/Drainage/2022/1747 dated 02.11.2022 submitted.5. Non-encumbrance certificate not below the rank of tehsildar/ ROC form needs to be submitted. Status: Non-encumbrance Submitted.6. Land title search report needs to be resubmitted on latest date after incorporation of bar enrolment number of the advocate. Status: Submitted.7. Project report needs to be revised. Status: Submitted.8. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted.

		<p>Status: Submitted.</p> <p>9. Pert Chart needs to be revised.</p> <p>Status: Submitted.</p> <p>10. Draft Allotment letter needs to be revised after incorporating the details of promoter and project.</p> <p>Status: Submitted.</p> <p>11. Draft BBA needs to be needs to be revised. Status: Submitted but needs to be revised.</p> <p>12. Bank Undertaking needs to be revised.</p> <p>Status: Submitted.</p> <p>13. Promoter affidavit as per section 4(2)(l)(D) of the act needs to be revised after incorporating the details of all accounts.</p> <p>Status: Submitted.</p> <p>14. Quarterly schedule of estimated expenditure needs to be clarified and corrected.</p> <p>Status: Submitted.</p> <p>15. Quarterly schedule of sources of funds needs to be clarified and corrected.</p> <p>Status: Submitted.</p> <p>16. Part D and Part D1 needs to be fill along with annexure in online DPI.</p> <p>Status: Submitted.</p>
18.	Deficit documents	<p>1. Deficit Fee- Rs 27,47,025/-</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 revised.</p> <p>4. Draft BBA needs to be needs to be revised.</p>

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:

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 which was scrutinized and the remaining deficiencies were conveyed to the promoter.


The promoter has submitted a reply on 17.10.2022 and 20.10.2022 which were scrutinized and the remaining deficiencies were conveyed to the promoter.

On 26.10.2022, the coram is not complete. The hearing is adjourned for 27.10.2022.

On 27.10.2022, The promoter is directed to rectify the deficiencies and submit the deficit fee if any. The matter is adjourned for 21.11.2022.

The promoter submitted a reply on 14.11.2022 which was scrutinized and the remaining deficiencies are mentioned above.


Asha
Chartered Accountant


Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 21.11.2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

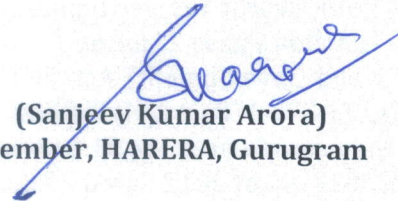
Proceedings dated: 21.11.2022.

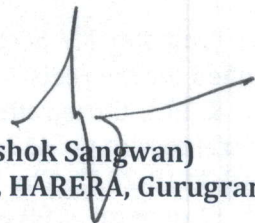
Sh. Ashish Kush, Planning Executive briefed about the facts of the case.


Sh. Vijay Gupta (AR) and Sh. Vivek Lohumi (AR) are present on behalf of the promoter.


The project was approved by DTCP in two phases. The promoter has further bifurcated each phase into two parts. The promoter had applied for registration for one part of the 2nd phase and now seeks registration of 2nd part of 2nd phase. The promoter requests that there should not be deficit fee on registration of this part.

The matter to come up on 28.11.2022.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


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