


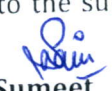



Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Oyster Greens	
2.	Name of the promoter	Adani M2K Projects LLP	
3.	Nature of the project	Commercial Plotted (Distinct Commercial Component of DDJAY Plotted Colony)	
4.	Location of the project	Sector- 102 & 102A, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	M/s Radhey Build Homes Pvt. Ltd. and M2K Projects LLP	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole Project	
9.	Phase no. (if applicable)	N/A	
10.	Online application ID	RERA-GRG-PROJ-1264-2023	
11.	License no.	44 of 2021 dated 10.08.2021	
12.	Total licensed area	14.99375 acres	Area to be registered 0.5996 acres
13.	Completion date declared u/s 4(2)(I)(C)	09.08.2026	
14.	QPR compliances (RC 84 of 2021)	Submitted	
15.	4(2)(I)(D) compliances (RC 84 of 2021)	Submitted	
16.	RC conditions	Complied	
17.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	09.08.2026
	ii)	Zoning Plan Approval	N/A
	iii)	Building plan Approval	N/A
	iv)	Architectural Control Sheet	N/A
	v)	Environmental Clearance	N/A
	vi)	Airport height clearance	N/A
	vii)	Fire scheme approval	N/A
	viii)	Service plan and estimate approval	LC-4254/JE(DS)/2021/32161 dated 20.12.2021
18.	Fee details		



	Registration fee	3639.45*1.5*20=Rs 1,09,184/-
	Processing fee	3639.45*10= Rs 36,395/-
	Late fee	N/A
	Total	Rs 1,45,579/-
	DD Details	
	DD amount	Rs 1,34,000/- Rs 11,579/-
	DD no. and date	501928 dated 09.01.2023. 509228 dated 09.02.2023.
	Name of the bank issuing	ICICI Bank
	Deficient amount	Nil
19.	File Status	Date
	File received on	24.01.2023
	First notice Sent on	27.01.2023
	First hearing on	31.01.2023
	Second hearing on	14.02.2023
	Third hearing on	20.02.2023
	Fourth hearing on	06.03.2023
20.	Case History: The Promoter M/s Adani M2K Projects LLP who is a collaborator applied for the registration of real estate commercial plotted colony (Distinct Commercial Component of DDJAY Plotted Colony) namely "Oyster Greens" located at Sector-102 &102A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 48125 dated 24.01.2023 and RPIN-576. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1264-2023. The project area for registration is 0.5996 acres commercial part of the licensed area i.e., 14.99375 acres vide License no -44 of 2021 dated 10.08.2021. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/576 dated 27.01.2023 was issued to the promoter with an opportunity of being heard on 31.01.2023. On 31.01.2023 , the matter was adjourned to 14.02.2023. On 14.02.2023 , Sh. Sumeet, Engineer Executive and Ms. Asha Chartered Accountant briefed about the facts of the case. Sh. Govind Harbhajanka (Senior Manager), Sh. Vijay Singh (Advocate), Sh. Gautam Bhartia (HOD) and Sh. Vikas Aggarwal (HOD) are present on behalf of the promoter. The promoter has submitted the reply recently which needs to be scrutinized. The matter to come up on 20.02.2023. The promoter submitted the reply on 10.02.2023 and 14.02.2023 which were scrutinized and the remaining deficiencies were conveyed to the promoter. On 20.02.2023 , Sh. Sumeet, Engineer Executive cum Planning Coordinator and Ms. Asha, Chartered Accountant briefed about the facts of the case. None is present on behalf of the promoter. The promoter is directed to rectify the deficiencies and submit the required documents before the next date of hearing. The matter to come up on 06.03.2023. The promoter has submitted two replies on 28.02.2023 which were scrutinized and the status of the	



	documents is mentioned below:	
21.	Present compliance status as on 06.03.2023 of deficient documents as conveyed in the last hearing dated 20.02.2023.	<ol style="list-style-type: none"> 1. 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. 2. Online DPI needs to be corrected. Status: Submitted. 3. Copy of paid challan of EDC, IDC needs to be submitted. Status: Submitted. 4. CA certificate for cost incurred and to be incurred needs to be submitted. Status: Submitted but needs to be revised. 5. Affidavit of arrangement of separate bank account u/s 4(2)(I)(D) needs to be submitted. Status: Submitted. 6. Cash flow statement needs to be submitted. Status: Needs to be revised. 7. Quarterly statement of expenditure and funds needs to be submitted. Status: Needs to be revised.
	Remarks	<ol style="list-style-type: none"> 1. CA certificate for cost incurred and to be incurred needs to be revised. 2. Cash flow statement needs to be revised. 3. Quarterly statement of expenditure and funds needs to be revised.
<p>The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except revised CA certificate of cost incurred and to be incurred, cash flow statement and quarterly statement of expenditure.</p> <p>It is recommended that the Authority may consider the grant of registration subject to the submission of above</p>		
	 Asha Chartered Accountant	 Sumeet Engineering Officer
Day and Date of hearing	Monday and 06.03.2023	
Proceeding recorded by	Ram Niwas	
PROCEEDINGS OF THE DAY		
<p>Proceedings dated: 06.03.2023. Sh. Sumeet, Engineering Officer cum Planning Coordinator and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Vikas Aggarwal (AR) and Sh. Praveen Kumar (AR) are present on behalf of the promoter. Approved as proposed.</p>		
	 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA
		 (Vijay Kumar Goyal) Member, HARERA