

PROJECT HEARING BRIEF				
SN	Particulars		Details	
1.	Name of the project		Aradhya Extension	
2.	Name of the promotor		M/s Sky Space Developers Private Limited	
3.	Nature of the project		Residential Floors	
4.	Location of the project		Sector-67A, Gurugram, Haryana	
5.	Legal capacity		Third right holder	
6.	Details of licensed area where plots are situated on which independent floors are proposed to be constructed and details of such plots as under: -			
a)	Name of the license holder		N/A	
b)	License no.		N/A	
c)	Total area of the licensed colony		N/A	
d)	Total area of the plots applied for registration		1.2973 acres	
e)	Total number of independent floors		84 (S+4) units on 21 plots	
g)	Status of project		New	
h)	Whether registration applied for whole/ phase		Whole	
7.	Online application ID		RERA-GRG-PROJ-983-2021	
8.	Statutory approvals either applied for or obtained prior to registration			
	i)	License Approval	Date of approval	
			N/A	
	ii)	Zoning Plan Approval	Not provided	
	iii)	Layout plan Approval	Not provided	
	iv)	Building plan approval for residential	13.09.2021	12.09.2023
	vii)	Environmental Clearance	N/A	
	viii)	Service plan and estimate approval	N/A	
10.	File Status		Date	
	Project received on		15.12.2021	
	1 st deficiency notice sent on		05.01.2022	
	1 st Hearing on		17.01.2022	
	2 nd Hearing on		19.01.2022	
	3 rd Hearing on		07.02.2022	
	4 th Hearing on		16.05.2022	
	1 st reply submitted on		16.05.2022	
	5 th hearing on		06.06.2022	
	6 th hearing on		13.06.2022	
	7 th hearing on		27.06.2022	
	2 nd reply submitted on		27.06.2022	

	8th hearing on	25.07.2022
	9th hearing on	27.07.2022
	10th hearing on	08.08.2022
	3rd reply submitted on	08.08.2022
	11th hearing on	22.08.2022
9.	Projected date of completion of the project	30.06.2024
10.	Present stage of completion for ongoing projects (%)	New
11.	No. of Units i.e. (sold units - in case of ongoing and unsold units)	Unsold units: -84
12.	Detail of encumbrances	Loan of Rs. 30 crores have been availed by the promoter against the deposit of title deeds of project land and receivables of the project.
13.	Proceedings dated: 22.08.2022 Ms. Geeta Rathee Singh, Sr.L.O. briefed about the facts of the project. Sh. Amit Sharma (Legal Advisor - AR) is present on behalf of the promoter who seeks a short adjournment as the matter for Bank undertaking is still under consideration of the concerned Bank and CA certificate also could not be procured due to health limitations of the concerned CA. The matter regarding submission of approved lay out plan, demarcation and zoning plan is being taken up with main licensee promoter i.e. M/s Ansals and will be submitted in due course. The matter to come up on 12.09.2022.	
14.	Status of documents: - Major Deficiencies/Observations - Online corrections in REP-I (Part A-H) needs to be done. Status: - Not Done - Corrections in detailed project information needs to be done. Status: - Done - Project report and brochure of the projects needs to be provided. Status: - provided - Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be submitted. Status: - Not applicable - Copy of land title search report need to be certified by advocate on the latest date. Status: - Provided - Copy of REP-II need to be revised. Status: - Revised - Copy of building plan BR-III for 21 plots need to provided. Status: - provided - Copy of natural conservation zone NOC, tree cutting permission /NOC, forest land diversion and power line shifting NOC need to be submitted. Status: - Affidavit provided - PERT Chart is not submitted. Status: - Provided - Details of inventory plot wise needs to be submitted. Status: - provided - Copy of approved zoning plan, layout plan and demarcation plan need to be provided.	

Status: - Not provided

12. The Legal documents related to allottees are not in the proper format. The same needs to be provided.

Status: Provided

13. Deficit fee ₹2,39,502/-

Status: - Provided

Observations-

Part-E-Project Cost/sale Proceeds

14. Non default certificate mentioning no default in statutory dues i.e., ESI, PF, Income tax, Sale Tax, GST, Labour Cess etc. and UDIN needs to be provided.

Status: - Provided

15. Letter confirming mortgage needs to be submitted along with deed of mortgage.

Status: - Loan of Rs. 30 crores has been availed by the promoter against the deposit of title deeds of project land and receivables of the project.

16. Supporting document for the interest cost needs to be submitted.

Status: - Not provided

17. Financial resources of the project needs to be clarified.

Status: - Clarified.

18. Annual statement for the financial year 2020-21 needs to be submitted.

Status: - Provided

Part H-Bank account details

19. Keeping in view the provisions of section 4 (2) (I) (D) of the Real Estate (Regulation & Development) Act, 2016, promoter needs to provide an affidavit duly signed by the authorised signatory and witness.

Status: - Provided

20. Bank undertaking needs to be provided.

Status: - Bank undertaking has been provided, however it needs to be provided on banker letterhead.

21. Board resolution authorising to approve the bank account needs to be submitted.

Status: - Provided

Part-I-Quarterly schedule of physical and financial progress

22. CA Certificate for expenditure incurred up to the date of application needs to be provided.

Status: - Not provided

23. Statement of quarterly estimated expenditure needs to be corrected.

Status: - Not provided

24. Statement of quarterly estimated sources of fund needs to be corrected.

Status: - Not provided

25. Statement of net cash flow needs to be corrected.

Status: - Not provided

26. CA Certificate for financial and inventory details needs to be submitted.

Status: - The Promoter is third party right holder and project is new. Hence this certificate is not required.

Case history: -

An application regarding registration of residential floors projects namely "Aradhya Extension" situated at sector-67A, Gurugram, Haryana being developed by M/s Sky Space Developers Private Limited was submitted on 15.12.2021 under section 4 of Real Estate (Regulation and Development), Act 2016. The applicant promoter M/s Sky Space Developers Private Limited has purchased the 21 plots from M/s New Look Builders and Developers Private Limited (formerly known as Ansal Phalak Infrastructure Private Limited) vide different sale deeds executed on different dates annexed as annexure A.

The application submitted by the promoter for the said project contains 21 residential plots on which total of 84 units are to be constructed. On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/404 dated 05.01.2022. Neither promoter appeared nor submitted the reply. Further, the authority issued a show cause notice dated 08.04.2022 for rejection under section 5 (1)(b) of the Real Estate (Regulation and Development) Act, 2016 and Rule-5(2) of Haryana Real Estate (Regulation and Development) Rules, 2017. The promoter has submitted the reply dated 16.05.2022, 27.06.2022 and 22.08.2022 which was scrutinized by the authority still the deficiencies pending which are as follows: -

1. Online corrections in REP-I (Part A-H) needs to be done.

Status : Corrections need to be done.

2. Copy of approved zoning plan, layout plan and demarcation plan need to be provided.

Status : Laminated A1 size copies of the same need to be submitted.

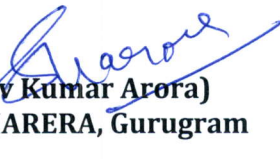
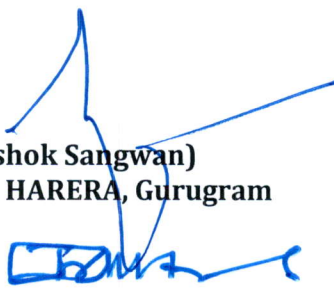
Observations-

Part H-Bank account details

3. Bank undertaking needs to be provided.

Part-I-Quarterly schedule of physical and financial progress

4. CA Certificate for expenditure incurred up to the date of application needs to be provided.

 Asha Chartered Accountant	 Neeraj Gautam Architectural Executive
Day and Date of hearing	Monday and 12.09.2022
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
Proceedings dated: 12.09.2022	
Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts about the case.	
None is present on behalf of the promoter. One more opportunity is granted for rectifying the defects in the application for registration and submission of deficit documents.	
The matter to come up on 27.09.2022.	
 (Sanjeev Kumar Arora) Member, HARERA, Gurugram	 (Ashok Sangwan) Member, HARERA, Gurugram
 (Vijay Kumar Goyal) Member, HARERA, Gurugram	 (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram