



**Project hearing brief**

| SN    | Particulars                                                                                                                                               | Details                                  |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| 1.    | <b>Name of the project</b>                                                                                                                                | Aradhya Extension                        |
| 2.    | <b>Name of the promotor</b>                                                                                                                               | M/s Sky Space Developers Private Limited |
| 3.    | <b>Nature of the project</b>                                                                                                                              | Residential Floors                       |
| 4.    | <b>Location of the project</b>                                                                                                                            | Sector-67A, Gurugram, Haryana            |
| 5.    | <b>Legal capacity</b>                                                                                                                                     | Third right holder                       |
| 6.    | <b>Details of licensed area where plots are situated on which independent floors are proposed to be constructed and details of such plots as under: -</b> |                                          |
| a)    | <b>Name of the license holder</b>                                                                                                                         | N/A                                      |
| b)    | <b>License no.</b>                                                                                                                                        | N/A                                      |
| c)    | <b>Total area of the licensed colony</b>                                                                                                                  | N/A                                      |
| d)    | <b>Total area of the plots applied for registration</b>                                                                                                   | 1.2973 acres                             |
| e)    | <b>Total number of independent floors</b>                                                                                                                 | 84 (S+4) units on 21 plots               |
| g)    | <b>Status of project</b>                                                                                                                                  | New                                      |
| h)    | <b>Whether registration applied for whole/ phase</b>                                                                                                      | Whole                                    |
| 7.    | <b>Online application ID</b>                                                                                                                              | RERA-GRG-PROJ-983-2021                   |
| 8.    | <b>Statutory approvals either applied for or obtained prior to registration</b>                                                                           |                                          |
| i)    | <b>License Approval</b>                                                                                                                                   | <b>Date of approval</b>                  |
|       |                                                                                                                                                           | N/A                                      |
| ii)   | <b>Zoning Approval Plan</b>                                                                                                                               | Not provided                             |
| iii)  | <b>Layout Approval plan</b>                                                                                                                               | Not provided                             |
| iv)   | <b>Building approval plan for residential</b>                                                                                                             | Not provided                             |
| vii)  | <b>Environmental Clearance</b>                                                                                                                            | N/A                                      |
| viii) | <b>Service plan and estimate approval</b>                                                                                                                 | N/A                                      |
| 10.   | <b>File Status</b>                                                                                                                                        | <b>Date</b>                              |
|       | <b>Project received on</b>                                                                                                                                | 15.12.2021                               |
|       | <b>1<sup>st</sup> deficiency notice sent on</b>                                                                                                           | 05.01.2022                               |
|       | <b>1<sup>st</sup> Hearing on</b>                                                                                                                          | 17.01.2022                               |
| 9.    | <b>Projected date of completion of the project</b>                                                                                                        | 30.06.2024                               |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 10. | <b>Present stage of completion for ongoing projects (%)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | New               |
| 11. | <b>No. of Units i.e. (sold units - in case of ongoing and unsold units)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Unsold units: -84 |
| 12. | <b>Detail of encumbrances</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Not Provided      |
| 13. | <b>Project Summary</b><br><p>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.</p> <p>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. No reply has been received in the authority till date.</p> |                   |
| 14. | <b>Status of documents: -</b><br><b>Major Deficiencies/Observations</b> <ol style="list-style-type: none"> <li>1. Online corrections in REP-I (Part A-H) needs to be done.</li> <li>2. Corrections in detailed project information needs to be done.</li> <li>3. Project report and brochure of the projects needs to be provided.</li> <li>4. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be submitted.</li> <li>5. Copy of land title search report need to be certified by advocate on the latest date.</li> <li>6. Copy of REP-II need to be revised.</li> <li>7. Copy of building plan BR-III for 21 plots need to provided.</li> <li>8. Copy of natural conservation zone NOC, tree cutting permission /NOC, forest land diversion and power line shifting NOC need to be submitted.</li> <li>9. PERT Chart is not submitted.</li> <li>10. Details of inventory plot wise needs to be submitted.</li> <li>11. Copy of approved zoning plan, layout plan and demarcation plan need to be provided.</li> <li>12. The Legal documents related to allottees are not in the proper format. The same needs to be provided.</li> <li>13. Deficit fee ₹2,39,502/-</li> </ol> <b>Observations-</b><br><b>Part-E-Project Cost/sale Proceeds</b>                                                     |                   |

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.
15. Letter confirming mortgage needs to be submitted along with deed of mortgage.
16. Supporting document for the interest cost needs to be submitted.
17. Financial resources of the project needs to be clarified.
18. Annual statement for the financial year 2020-21 needs to be submitted.

**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.
20. Bank undertaking needs to be provided.
21. Board resolution authorising to approve the bank account needs to be submitted.

**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.
23. Statement of quarterly estimated expenditure needs to be corrected.
24. Statement of quarterly estimated sources of fund needs to be corrected.
25. Statement of net cash flow needs to be corrected.
26. CA Certificate for financial and inventory details needs to be submitted.

*Prachi Singh*  
16/5/2022

**Day and Date of hearing**

Monday and 16.05.2022

**Proceeding recorded by**

Ram Niwas

**PROCEEDINGS OF THE DAY**

Ms. Prachi Singh Planning Executive briefed about the case.

None is present on behalf of the promoter

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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 deficiencies and observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/404 dated 05.01.2022. Neither the promoter appeared in the hearing nor submitted the reply. Further, the authority issued a show cause notice dated 08.04.2022 for rejection of the project 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. No reply has been received in the authority till date. One last opportunity is being granted to rectify the deficiencies and for submission of the response. The matter to come up on 30.05.2022.

*Vijay Kumar Goyal*

Vijay Kumar Goyal  
Member, HARERA, Gurugram

*Dr. Krishana Kumar Khandelwal*

Dr. Krishana Kumar Khandelwal  
Chairman, HARERA, Gurugram

