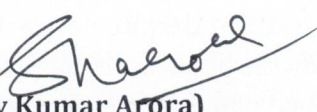
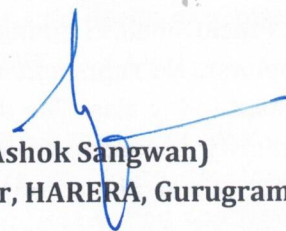
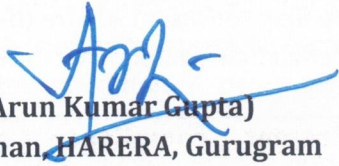


Project hearing brief

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
	8 th hearing on	25.07.2022
	9 th hearing on	27.07.2022
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.	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. Proceedings dated: 11.10.2022 The major deficiencies are Zoning Plan, Demarcation Plan, Layout Plan and Bank undertaking. The promoter is further advised to rectify the deficiencies and submit the deficient document apart from filing information in REP-I A to H format and detailed project information. Matter to come up on 26.10.2022. Proceedings dated 26.10.2022 The promoter is directed to rectify the deficiencies and submit the deficit fee if any. The matter is adjourned for 21.11.2022. Proceedings dated 21.11.2022	

	The promoter is directed to rectify the deficiencies and submit the deficit fee if any. The matter is adjourned for 26.12.2022. Proceedings dated 26.12.2022 The AR of the promoter is directed to remove the deficiencies and the matter is adjourned to 09.01.2023. Proceedings dated 09.01.2023 The matter is adjourned to 16.01.2023. Proceedings dated 16.01.2023 The matter is adjourned to 30.01.2023. Proceedings dated 30.01.2023 The matter is adjourned to 13.02.2023. Proceedings dated 13.02.2023 Ms. Prachi Singh, Planning Executive briefed about the facts of the case. None is present on behalf of the promoter. No representative of the applicant appeared during the last three hearings, and none is present today also. The deficiencies have not been rectified despite notice. In view of the above the Authority decided to issue a show cause notice as why the application for grant of registration should not be rejected on account of deficiencies as mentioned above as per provisions of section 5(2)(b) of the Act, 2016 read with rule 5(2) of Haryana Rules, 2017. If promoter has to say anything in the matter, he may represent before the authority on 13.03.2023 at 3.00 PM in the office of the authority or rectify deficiencies before that date.
14.	Present compliance status as on 13.03.2023 of deficient documents as observed on last hearing i.e., 13.02.2023 - Online corrections in REP-I (Part A-H) needs to be done. Status: - Not Done - 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. - Bank undertaking needs to be provided. Status: - Bank undertaking has been provided, however it needs to be provided on banker letterhead. - CA Certificate for expenditure incurred up to the date of application needs to be provided. Status: - Not provided
15.	Remarks - Online corrections in REP-I (Part A-H) needs to be done. - Copy of approved zoning plan, layout plan and demarcation plan need to be provided. - Bank undertaking needs to be provided.

	4. CA Certificate for expenditure incurred up to the date of application needs to be provided.
 Asha (Chartered Accountant)	 Prachi Singh (Planning Executive)
Day and Date of hearing	Monday and 13.03.2023
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
Proceedings dated: 13.03.2023 Ms. Prachi Singh, Planning Executive briefed about the facts of the case. None is present on behalf of the promoter. One last opportunity is being granted to the promoter to put in appearance failing which the applicant is liable to be rejected ex-parte. The matter to come up on 17.04.2023.	
 (Sanjeev Kumar Arora) Member, HARERA, Gurugram	 (Ashok Sangwan) Member, HARERA, Gurugram
 (Vijay Kumar Goyal) Member, HARERA, Gurugram	 (Arun Kumar Gupta) Chairman, HARERA, Gurugram