Project Ace Palm Floors
Promoter M/s Bright Buildtech Pvt. Ltd.

| PROJECT HEARING BRIEF FOR EXTENSION OF REGISTRATION U/S 6 OF THE ACT,2016 | | | | |
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| **SNo.** | **Particulars** | **Details** | | |
| 1. | **Name of the project** | Ace Palm Floors | | |
| 2. | **Name of the promotor** | M/s Bright Buildtech Pvt. Ltd. | | |
| 3. | **Nature of the project** | Independent Residential Floors | | |
| 4. | **Location of the project** | Revenue Estate of Village Hayatpur & Badha, Sector 89,90, Gurugram | | |
| 5. | **Legal capacity to act as a promoter** | BIP | | |
| 6. | **Name of the license holder** | M/s Ora Land and Housing Pvt. Ltd., M/s Vertex Land and Housing Pvt. Ltd. and others | | |
| 7. | **Status of project** | Ongoing | | |
| 8. | **Nature of application** | Applied for extension of the project | | |
| 9. | **RERA Registration No.** | RC/REP/HARERA/GGM/449/181/2021/17 dated 12.04.2021 valid upto 30.06.2022. | | |
| 10. | **Online application ID** | RERA-GRG-1129-2022 | | |
| 11. | **License no.** | 59 of 2013 | Valid up to 15.07.2017 and renewed up to 15.07.2023 | |
| | | 115 of 2019 | Valid upto 11.09.2024 | |
| 12. | **Total licensed area** | 114.5060 Acres | **Area to be registered** | 7.0690 Acres |
| 13. | **Project completion date as per 4(2)(l)(C)** | 30.06.2022 | | |
| 14. | **Extension applied for** | 1 year (29.06.2023) | | |
| 15. | **QPR compliance** | Quarterly progress reports for March '22 and June '22 need to be submitted. | | |

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| 16. | **Statutory approvals either applied for or obtained prior to registration** | | | |
| | **S.No.** | **Particulars** | **Date of approval** | **Validity up to** |
| | i) | **License Approval** | 17.07.2013 | 15.07.2023 |
| | | | 12.09.2019 | 11.09.2024 |
| | ii) | **Zoning Plan Approval** | 14.10.2013 | |
| | iii) | **Layout plan Approval** | 26.06.2013 | |
| | iv) | **Environmental Clearance** | 17.10.2014 | 16.10.2024 |
| | v) | **Airport height clearance** | N/A | |
| | vi) | **Fire scheme approval** | N/A | |
| | vii) | **Service plan and estimate approval** | 08.08.2015 | |
| | viii) | **Electricity load availability connection** | 25.06.2020 | |
| 17. | **Reasons for delay** | | Lock down period due to pandemic COVID 19 Non- availability of labour even after lockdown situation. | |
| 18. | **Percentage of physical work as submitted by the promoter** | | 55% | |
| 19. | **Fee details** | | | |
| | **Total fee at the time of registration** | | Rs. 10,16,271/- | |
| | **Extension fee** | | Rs. 5,08,136/- | |
| | **Processing fee** | | Rs. 4,14,805/- | |
| | **Late fee** | | Rs. 12,70,340/- | |
| | **Total fee** | | Rs. 32,09,553/- | |
| 20. | **Fee paid** | | Rs. 20,90,020/- and Rs.11,19,532/- | |
| 21. | **Deficit fee** | | Nil | |
| 22. | **File Status** | | **Date** | |

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| | **Project received on** | 02.08.2022 |
| | **First notice sent on** | 08.08.2022 |
| | **First hearing on** | 17.08.2022 |
| | **Second hearing on** | 05.09.2022 |
| | **Third hearing on** | 27.09.2022 |
| | **Fourth hearing on** | 21.11.2022 |
| | **Fifth hearing on** | 05.12.2022 |
| | **1st Reply submitted on** | 16.12.2022 |
| | **Sixth hearing on** | 19.12.2022 |
| | **2nd reply submitted on** | 19.12.2022 |
| | **3rd reply submitted on** | 30.12.2022 |
| | **7th hearing on** | 03.01.2023 |
| | **8th hearing on** | 17.01.2023 |
| **23.** | **Case history-**<br><br>The promoter i.e., M/s Bright Buildtech Pvt. Ltd. has applied for extension of registration of independent residential floors "Ace Palm Floors" located at revenue estates of village Hayatpur and Badha, Sector-89 & 90, Gurugram under section 6 of Real Estate (Regulation and Development), Act 2016.<br><br>This application is for project land admeasuring an area of 7.069 acres of total licensed area measuring 114.506 acres for which the license vide no. 59 of 2013 dated 17.07.2013 valid upto 15.07.2023 and license no. 115 of 2019 dated 12.09.2019 valid upto 11.09.2024 has been issued by DTCP in favor of M/s Ora Land and Housing Pvt. Ltd. and others in collaboration with M/s Orris Infrastructure Pvt. Ltd. for which M/s Bright Buildtech Pvt. Ltd. obtained beneficiary interest permission dated 01.02.2022.<br><br>The Authority granted registration no. 17 of 2021 dated 12.04.2021 valid up to 30.06.2022 to the promoter. As the promoter could not complete the project within time period allowed the promoter then applied for grant of extension for registration of the project on 02.08.2022.<br><br>Development of 420 independent residential floors is proposed on 140 plots by M/s Bright Buildtech Pvt. Ltd. in the plotted colony comprising of 1007 plots (431 plots of M/s Bright Buildtech Pvt. Ltd. and 576 plots of M/s Orris Infrastructure Pvt. Ltd.).<br><br>On scrutiny of the application, the deficiencies were observed and conveyed to the promoter and an opportunity of hearing was given on 17.08.2022. on 17.08.2022, The AR of the promoter requested | |

for two weeks' adjournment of on account of non- availability of directors through mail. The request was granted, and the matter was fixed for 05.09.2022.

**Proceedings dated 05.09.2022**

Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (CA) briefed the facts of the case. Ms. Priyanka Agarwal (AR) is present on the behalf of the promoter and seeks 3 weeks' time for rectification of the deficiencies already conveyed and submission of deficit fee as six months COVID relaxation is not applicable in the instant case because registration was granted only in April, 2021 and hence the applicant is required to deposit the fee without deduction of six months period. The pending QPRs be also submitted for above project before next date of hearing. The matter to come up on 27.09.2022.

**Proceedings dated 27.09.2022**

Deficiencies have already been conveyed; the promoter is advised to rectify the same. The matter is fixed for further hearing on 11.10.2022.

An email dated 09.10.2022 has been received from the AR of the promoter requesting three weeks' adjournment as the concerning persons are not available in town.

**Proceedings dated 11.10.2022**

Ms. Prachi (Planning Executive) and Ms. Asha (CA) briefed the facts of the case.

The major deficiencies are Zoning plan, Renewal of Building plans, QPR. The major deficiencies are Deficit Fee- Rs 11,19,532/-. The authorized representative of the promoter is advised to deposit the deficient fee as mentioned against each within 7 days otherwise their matter will not be heard on the next date of hearing i.e., 26.10.2022. The promoter is further advised to rectify the deficiencies and submit the deficient document apart from the filing of information in REP-I A to H format and detailed project information. The 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**

Ms. Prachi Singh, Planning Executive briefed about the facts of the case. None is present on behalf of the promoter. The promoter is directed to deposit the deficit fee and other documents as mentioned above. The matter to come up on 05.12.2022.

**Proceedings dated 05.12.2022**

The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee within a week along with the deficit documents apart from the filing of information in REP-I A to H format and online detailed project information. Further, if any promoter has an issue regarding the calculation of the fee, then the same shall be re-conciled with the concerned official and be submitted

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| | in the Authority, otherwise their matter will not be heard on next date of hearing i.e., 19.12.2022. The matter to come up on 19.12.2022.<br><br>**Proceedings dated 19.12.2022**<br><br>The AR of the promoter is directed to remove the deficiencies. The matter to come up on 03.01.2023.<br><br>**Proceedings dated 03.01.2023**<br><br>The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from the filing of information in online detailed project information. The matter is adjourned to 17.01.2023.<br><br>**Proceedings dated 17.01.2023**<br><br>The matter is adjourned to 23.01.2023. | |
| 24. | **Present compliance status as on 23.01.2023 of deficient documents as observed on last hearing i.e.,17.01.2023** | 1. Hard copy of corrected online DPI needs to be submitted.<br>**Status: - Not done**<br>2. Deficit fee of Rs. 11,19,533/- needs to be paid.<br>**Status: - Submitted** vide DD no. 725825 dated 16.12.2022<br>3. Approved zoning plan needs to be submitted.<br>**Status: - Submitted**<br>4. Copy of renewal of all approved building plans need to be submitted.<br>**Status: - The promoter has submitted the order vide memo no. 6781 dated 16.07.2021 which states that the promoter has submitted the application for revalidation and same cant be considered. The promoter may apply for grant of occupation certificate and the achieved area as per sanctioned building plan will be compounded.**<br>5. CA certificate for amounts withdrawn from RERA a/c till date of application for extension need to be submitted.<br>**Status: - Submitted**<br>6. Details of amount realized from allottees till date of application for extension need to be submitted. |

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| | | **Status: - Submitted**<br>7. Quarterly progress reports for March '22 and June '22 need to be submitted.<br>**Status: - Submitted** |
| 25. | **Remarks** | 1. Hard copy of corrected online DPI needs to be submitted.<br>**Status: - The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.** |
| 26. | **Recommendation:** - The application submitted by the promoter for registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order. | |

**(Asha)**
**Chartered Accountant**

**(Prachi Singh)**
**Planning Executive**

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| **Day and Date of hearing** | Monday and 23.01.2023 |
| **Proceeding recorded by** | Sh. Ram Niwas |

**PROCEEDINGS OF THE DAY**

Proceedings dated: 23.01.2023.

Ms. Prachi Singh, Planning Executive briefed about the facts of the case.

Sh. Sonu Rawat and Ms. Priyanka Agarwal are present on behalf of the promoter.

Approved as proposed.

**(Sanjeev Kumar Arora)**
**Member, HARERA, Gurugram**

**(Ashok Sangwan)**
**Member, HARERA, Gurugram**

**(Vijay Kumar Goyal)**
**Member, HARERA, Gurugram**

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