

Promoter Name M/s Shree Vardhman Infraheights Pvt Ltd
Project Name Shree Vardhman Victoria

PROJECT HEARING BRIEF			
S. No.	Particulars	Details	
1.	Name of the project	Shree Vardhman Victoria	
2.	Location of the project	Sector-70, Gurugram	
3.	Name of the promotor	M/s Shree Vardhman Infraheights Pvt Ltd.	
4.	Nature of the project	Group Housing Colony	
5.	Legal capacity	Collaborator	
6.	Name of the license holder	M/s Dial Soft tech Pvt Ltd, Sh. Tak Ram Yadav, Smt Saroj Singhal, Smt. Laxmi Devi, Smt. Sunhera Devi	
7.	Name of the collaborator	M/s Santur Infrastructure Pvt Ltd.	
8.	Date of receipt of application	28.10.2021	
9.	Registration No.	70 of 2017 dated 18.08.2017	
10.	Validity of Registration Certificate	Valid From 18.08.2017	Valid Up to 31.12.2020 + 6 months covid = (30.06.2021)
11.	Extension applied till	29.05.2022	
12.	Whether project registered as whole or in phases	Whole	
13.	License no.	103 of 2010 dated 30.11.2010	Valid upto 29.11.2020 (Expired)
14.	Total Licensed area	10.9687 Acres	Area registered 10.9687 Acres
15.	Statutory approvals either applied for or obtained prior to registration		
	i)	License Approval	Date of approval 103 of 2010 dated 30.11.2010
			Validity upto 29.11.2020 (Expired)
	ii)	Building plan Approval	12.12.2012
			11.12.2017 (Expired)
	iii)	Environmental Clearance	15.04.2014
			14.04.2021 (Expired)
	iv)	Fire scheme approval	Not submitted
	v)	Service plan and estimate approval	Not approved
16.	Date of commencement of project	18.08.2017	



17.	Projected date of completion	31.12.2020 + 6 months covid = (30.06.2021)
18.	RC Compliances (If any)/OC received (If any)	-
19.	Present stage of completion (%)	In terms of physical progress of towers and infrastructure development works, 85% work in terms of tower and 85% work in terms of IDW is done.
20.	Total Project cost	271.98 Cr Land cost-66.32 Cr
21.	Project expenditure so far	Not provided
22.	Estimated balance expenditure for completion so far	Not provided
23.	Details of units	Not provided
24.	Reasons for delay	Not mentioned in REP-V
25.	File Status	Date
	Project received on	28.10.2021
	1 st Deficiency notice sent on	16.11.2021
	1 st hearing on	13.12.2021
	2 nd hearing on	07.03.2022
	3 rd hearing on	11.04.2022
26.	Submitted documents	NIL
27.	Project Summary An application regarding extension of registration of group housing colony project namely "Shree Vardhman Victoria" situated at sector 70, Gurugram being developed by M/s Shree Vardhman Infraheights Pvt. Ltd. was submitted on 28.10.2021 under section 6 of Real Estate (Regulation and Development), Act 2016. The application for extension of registration was scrutinized by the authority and deficiencies were noticed, which were conveyed to the promoter vide notice no. HARERA/GGM/REP/RC/70/2017/EXT/EPIN/15/2021 dated 16.11.2021 with directions to remove the deficiencies within 15 days. Also, an opportunity of personal hearing was offered for 13.12.2021 at 02:00 pm in the office of HARERA, Gurugram. On 13.12.2021, the promoter has not submitted the reply of 1 st deficiency notice. Therefore, the promoter was directed to submit the deficit documents. The matter was adjourned for 07.03.2022. On 07.03.2022, none was present on behalf of the promoter. The promoter has not submitted the reply of 1 st deficiency noticed till date. Therefore, the Authority decided to issue show cause notice under section 6) of the Real Estate (Regulation and Development) Act, 2016 read with proviso to rule 6(3) of the Haryana Real Estate (Regulation and Development) Rules, 2017 as why your	



application for grant of extension of registration shall not be rejected as this application does not conform to the provisions of the Act or the Rules made thereunder. The matter to come up on 11.04.2022.


On 11.04.2022, no one appeared on behalf of the promoter. An email dated 11.04.2022 received from the AR of the promoter for the adjournment of hearing due to medical emergency in the family of director of the company. The authority granted one week time for submission of deficit documents. Matter to come up on 18.04.2022.

The promoter has not submitted the reply of 1st deficiency notice till date.

28. Deficit documents


1. Correction in REP-V form needs to be done.
2. Correction in REP-I (Part A-H) needs to be done.
3. Corrections in online DPI needs to be done.
4. M/s Shree Vardhman Infraheights Pvt Ltd is neither the license holder nor the collaborator as per the license no. 103 of 2010 issued by DTCP, Haryana. Therefore, you are required to submit beneficial intermission permission in favour of M/s Shree Vardhman Infraheights Pvt Ltd.
5. Collaboration agreement needs to be registered and entry of collaboration agreement in revenue record needs to be done.
6. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area/super area, date of booking, average rate, and total consideration.
7. Details of unsold flats need to be provided.
8. PERT Chart specifying date of completion not submitted.
9. Site photographs for the physical status of construction not submitted.
10. Copy of renewal of license no. 103 of 2010 needs to be submitted.
11. Reasons for delay of the project needs to be mentioned along with supporting documents.
12. Details of the bank account submitted at the time of registration needs to be submitted.
13. Copy of renewed environmental clearance needs to be submitted.
14. Copy of renewal of building plan (BR-III) needs to be submitted.
15. Copy of renewal of AAI NOC needs to be submitted.
16. Deficit processing fee ₹40,38,836/- not paid. Copy of DD submitted at the time of registration needs to be provided.
17. Penalty for late submission of REP-I (Part A-H) after 31.12.2019 as per show cause notice RERA-GRG-5260-2019 is ₹,51,75000/- needs to be submitted.
18. Copy of application applied for obtaining occupation certificate needs to be provided.
19. Copy of EDC/IDC schedule needs to be submitted.
20. Copy of approved fire scheme along with approved plans not submitted.



	<p>21. Copy of approved service estimates and plans not provided.</p> <p>22. Affidavit for arrangement of bank account and bank undertaking not submitted.</p> <p>23. Supporting documents for reason for delay in completion of project relating to ban of construction needs to be provided.</p> <p>24. Financial progress of the project as mentioned in Part-V-D needs to be corrected.</p> <p>25. Financial viability of the project needs to be clarified.</p> <p>26. Details of unit sold, unsold and total amount received and receivable from the sold inventory needs to be clarified.</p> <p>27. Audit report under section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016 for the financial year 2018-19 and 2019-20 needs to be submitted.</p> <p>28. Quarterly progress report from the date of registration to till date needs to be submitted.</p>
	 Planning Coordinator
Day and Date of hearing	Monday, 18.04.2022
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY 4th hearing 18.04.2022	
<p>Proceedings Dated: 18.04.2022</p> <p>Ms. Jyoti Yadav, Coordinator, Planning Branch briefed about the facts of the project.</p> <p>Sh. Ved Prakash (AR) and Sh. Shobit Shukla VP of Kautilya Finance (Financer of the project) are present on behalf of the promoter.</p> <p>On the request of the promoter 2 weeks' time was granted for rectification of deficiencies and submit of deficit documents.</p> <p>The matter to come up on 02.05.2022.</p>	


Vijay Kumar Goyal

Member, HARERA, Gurugram


Dr. Krishana Kumar Khandelwal
 Chairman, HARERA, Gurugram