

Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Paras Arcade 114	
2.	Name of the promoter	M/s Cordial Infrastructure Pvt. Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 114, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of license holder	M/s Cordial Infrastructure Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	31.01.2028	
10.	Online application ID	RERA-GRG-PROJ-1313-2023	
11.	License no.	39 of 2023 dated 22.02.2023	Valid up to 21.02.2028
12.	Total licensed area	3.25 acres	Area to be registered 3.25 acres
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	39 of 2023 dated 22.02.2023 Valid up to 21.02.2028
	ii)	Zoning Plan Approval	N/A N/A
	iii)	Layout plan Approval	Drg. No. DGTCP 9028 dated 22.02.2023
	iv)	Environmental Clearance	N/A N/A
	v)	Architectural Control Sheet	Applied on 28.02.2023
	vi)	Service plan and estimate approval	Applied on 27.02.2023
14.	Fee details		
	Registration fee	19,737.04 * 1.5 * 20 = Rs 5,92,111/-	
	Processing fee	19,737.04 * 10 = Rs 1,97,370/-	
	Late fee	N/A	
	Total	Rs 7,89,481/-	
15.	DD amount	Rs 7,89,136.4/- Rs 500/-	
	DD no. and date	061440 dated 07.01.2023. 061621 dated 17.03.2023.	

	Name of the bank issuing	HDFC Bank
	Deficient amount	NIL
16.	File Status	Date
	File received on	02.03.2023
	First notice Sent on	15.03.2023
	First hearing on	20.03.2023
	Second hearing on	03.04.2023
17.	Case History:-	<p>The promoter M/s Cordial Infrastructure Pvt. Ltd. who is a license holder had applied for the registration of real estate project namely "Paras Arcade 114" located at Sector-114, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 49800 dated 02.03.2023 and RPIN-590. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1313-2023. The project area for registration is same as that of the licensed area i.e., 3.25 acres. License no - 39 of 2023 dated 22.02.2023 valid up to 21.02.2028.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/590 dated 15.03.2023 was issued to the promoter with an opportunity of being heard on 20.03.2023.</p> <p>On 20.03.2023, Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Narender Singh (AR) and Sh. Aditya Shandilya (AR) are present on behalf of the promoter. The reply to the deficiencies has been submitted today. Office to examine the same and put up before the next date of hearing. The matter to come up on 03.04.2023.</p> <p>The promoter has submitted the reply on 20.03.2023 and 22.03.2023 which were scrutinized and the status of the documents is mentioned below:</p>
18.	Present compliance status as on 03.04.2023 of the deficiencies conveyed in the last hearing dated 20.03.2023.	<ol style="list-style-type: none"> 1 Deficit Fee - Rs 345/- Status: Submitted vide DD no. 061621 dated 17.03.2023 amounting to Rs 500/-. 2 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not Submitted. 3 Online DPI needs to be corrected. Status: Not Submitted. 4 LC-IV needs to be submitted. Status: Submitted which is executed prior to issuance of new license. 5 Affidavit regarding no sale, no advertisement, no marketing and no booking in the project for which license no. 45 of 2010 dated 14.06.2010 was granted which stands migrated to license no. 39 of 2023 needs to be submitted. Status: Submitted. 6 Approved architectural control sheet needs to be submitted. Status: Not Submitted.



			<p>7 Approved Service Plan and Estimates needs to be submitted. Status: Not submitted.</p> <p>8 Jamabandi and Mutation duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted.</p> <p>9 Approvals / NOC's from various agencies for connecting external services like water supply, Sewerage and storm water drainage needs to be submitted. Status: Not Submitted.</p> <p>10 Electrical load availability needs to be submitted. Status: Not Submitted.</p> <p>11 Latest Non-encumbrance certificate needs to be submitted. Status: Not submitted. However, the promoter stated that there is loan on the project.</p> <p>12 Land title search report needs to be submitted including the bar enrolment number of the Advocate. Status: Not Submitted.</p> <p>13 Information to the revenue department regarding the entry of license in the record of ownership needs to be submitted. Status: Submitted.</p> <p>14 Forest NOC needs to be submitted. Status: Not Submitted.</p> <p>15 Pert chart needs to be revised. Status: Submitted.</p> <p>16 Superimposed demarcation plan on approved layout plan needs to be submitted. Status: Not Submitted.</p> <p>17 Draft allotment letter needs to be revised. Status: Submitted.</p> <p>18 Draft Builder Buyer Agreement needs to be revised. Status: Submitted but needs to be revised.</p> <p>19 Draft conveyance deed needs to be submitted. Status: Submitted.</p> <p>20 Draft brochure of the project needs to be submitted. Status: Submitted.</p> <p>21 Project Report needs to be submitted. Status: Submitted but needs to be revised.</p> <p>22 Cost of the land needs to be submitted as per sales deed. Status: Not Submitted.</p> <p>23 Bank undertaking needs to be duly stamped and signed with employee code & designation. Status: Not Submitted.</p> <p>24 Quarterly expenditure for services needs to be revised.</p>
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		<p>Status: Not Submitted.</p> <p>25 Cash flow statement needs to be submitted. Status: Not Submitted.</p> <p>26 Copy of paid challan of EDC, IDC, Conversion charges and License fee needs to be submitted. Status: Not Submitted.</p> <p>27 Same UDIN mentioned in two CA certificate (Non default and information provided in REP 1), needs to be corrected. Status: Not Submitted.</p> <p>28 Annual balance sheet for the financial year 2019-20 needs to be resubmitted with duly signed from directors as well as Chartered Accountant. Status: Submitted.</p> <p>29 Loan sanction letter along with disbursement and repayment schedule needs to be stamp and sign from lender (M/s Motilal Oswal alternate Investment Advisors Private Limited). Status: Loan Sanction letter submitted. However, disbursement and repayment schedule needs to be stamp and sign from lender (M/s Motilal Oswal alternate Investment Advisors Private Limited).</p> <p>30 Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised. Status: Submitted.</p> <p>31 Project report needs to be submitted. Status: Submitted.</p> <p>32 CHG form needs to be submitted. Status: Submitted.</p>
	Remarks	<p>1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2 Online DPI needs to be corrected.</p> <p>3 Approved architectural control sheet needs to be submitted.</p> <p>4 Approved Service Plan and Estimates needs to be submitted.</p> <p>5 Approvals / NOC's from various agencies for connecting external services like water supply, Sewerage and storm water drainage needs to be submitted.</p> <p>6 Electrical load availability needs to be submitted.</p> <p>7 Land title search report needs to be submitted including the bar enrolment number of the Advocate.</p> <p>8 Forest NOC needs to be submitted.</p> <p>9 Superimposed demarcation plan on approved layout plan needs to be submitted.</p> <p>10 Draft Builder Buyer Agreement needs to be revised.</p> <p>11 Project Report needs to be revised.</p> <p>12 Cost of the land needs to be submitted as per sales deed.</p>



		13 Bank undertaking needs to be duly stamped and signed with employee code & designation.
		14 Quarterly expenditure for services needs to be revised.
		15 Cash flow statement needs to be submitted.
		16 Copy of paid challan of EDC, IDC, Conversion charges and License fee needs to be submitted.
		17 Same UDIN mentioned in two CA certificate (Non default and information provided in REP 1), needs to be corrected.
		18 Loan sanction letter along with disbursement and repayment schedule needs to be stamp and sign from lender (M/s Motilal Oswal alternate Investment Advisors Private Limited).

Recommendations:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except Approved architectural control sheet, Approved Service Plan and Estimates and other above-mentioned documents in remarks at point no. 18.


(Asha)

Chartered Accountant


(Sumeet)

Engineer Executive

Day and Date of hearing

Monday and 03.04.2023

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

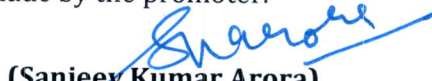
Proceedings dated: 03.04.2023.


Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.


Sh. Narender Singh (AR) and Sh. Aditya Shandilya (AR) are present on behalf of the promoter.

The AR of the promoter states that the architectural control sheets have been approved from DTCP vide memo no. ZP-1751/JD(NK)/2023/9042 dated 29.03.2023 and the same are submitted in the authority on 31.03.2023. Further the AR states that they are submitting a cheque of Rs. 25 lakh as a security amount for submission of approved Service Plan and Estimates within three months of issuance of registration certificate. The AR further states that the approval of electrical, sewer, water and storm connection granted for earlier license may be considered as there is no increase in the load in the project. Further, the land title search report has already been examined at the level of DTCP while granting the license to the promoter and there is no such requirement. The AR of the promoter further assures that the balance documents will be corrected and submitted within two days.

Keeping in view the above, the authority decides to grant the registration subject to the above compliances to be made by the promoter.


(Sanjeev Kumar Arora)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA


(Ashok Sangwan)
Member, HARERA

