

**Hearing brief for project registration u/s 4**

| S.No. | Particulars                                                              | Details                                            |                                          |                                                              |
|-------|--------------------------------------------------------------------------|----------------------------------------------------|------------------------------------------|--------------------------------------------------------------|
| 1.    | Name of the project                                                      | Park Street                                        |                                          |                                                              |
| 2.    | Name of the promoter                                                     | M/s KS Propmart Pvt. Ltd.                          |                                          |                                                              |
| 3.    | Nature of the project                                                    | Commercial High Rise                               |                                          |                                                              |
| 4.    | Location of the project                                                  | Sector-85, Gurugram.                               |                                          |                                                              |
| 5.    | Legal capacity to act as a promoter                                      | License Holder                                     |                                          |                                                              |
| 6.    | Name of license holder                                                   | M/s KS Propmart Pvt. Ltd.                          |                                          |                                                              |
| 7.    | Status of project                                                        | Ongoing                                            |                                          |                                                              |
| 8.    | Whether registration applied for whole/phase                             | Phase                                              |                                          |                                                              |
|       | Phase no                                                                 | 2                                                  |                                          |                                                              |
| 9.    | Completion date as mentioned in REP-II                                   | 31.12.2024                                         |                                          |                                                              |
| 10.   | Online application ID                                                    | RERA-GRG-PROJ-1326-2023                            |                                          |                                                              |
| 11.   | License no.                                                              | 100 of 2013 dated 02.12.2013 valid upto 01.12.2024 |                                          |                                                              |
| 12.   | Total licensed area                                                      | 2.85 acres                                         | Area to be registered                    | 2.85 acres (20,183.66 Sqm- additional FAR granted under TOD) |
| 13.   | Statutory approvals either applied for or obtained prior to registration |                                                    |                                          |                                                              |
|       | S.No                                                                     | Particulars                                        | Date of approval                         | Validity upto                                                |
|       | i)                                                                       | License Approval                                   | 100 of 2013 dated 02.12.2013             | 01.12.2024                                                   |
|       | ii)                                                                      | Zoning Plan Approval                               | DRG No. DGTCP 4213 dated 03.12.2013      | N/A                                                          |
|       | iii)                                                                     | Building plan Approval                             | ZP-947/SD(BS)/2014/8567 dated 02.05.2014 | 01.05.2019                                                   |
|       |                                                                          | Revised Building plan Approval                     | ZP-947/PA(DK)/2023/1703 dated 18.01.2023 | 17.01.2028                                                   |
|       | iv)                                                                      | Environmental Clearance                            | SEIAA/HR/2014/1042 dated 06.08.2014      | 05.08.2024                                                   |
|       |                                                                          | Revised Environment Clearance approval             | EC21B038HR172974 dated 22.11.2021        | 21.11.2031                                                   |
|       | v)                                                                       | Fire scheme approval                               | DFS/FA/2014/106/52399 dated 11.11.2014   |                                                              |
|       |                                                                          | Revised Fire Scheme Approval                       | Not provided                             |                                                              |
|       | vi)                                                                      | Service plan and estimate approval                 | Not submitted                            |                                                              |
| 14.   | Fee details                                                              |                                                    |                                          |                                                              |
|       | Registration fee                                                         | 20,183.66 * 3.5 * 20 = Rs 14,12,856/-              |                                          |                                                              |
|       | Processing fee                                                           | 20,183.66 * 10 = Rs 2,01,837/-                     |                                          |                                                              |



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|     | Late fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | N/A as the building plans are revised under TOD policy on 18.01.2023.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|     | Total fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Rs 16,14,693/-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|     | <b>DD Details for registration</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|     | DD amount                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Rs. 7,06,429.33/-<br>Rs. 2,01,836.95/-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|     | DD no. and date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 003760 dated 13.03.2023<br>003762 dated 13.03.2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|     | Name of the bank issuing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | HDFC Bank                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|     | Deficient amount                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Rs. 7,06,427/-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 15. | <b>File Status</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|     | File received on                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 22.03.2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|     | First notice Sent on                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 07.04.2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|     | First hearing on                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 10.04.2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 16. | <b>Case History:-</b><br>The Promoter M/s KS Propmart Pvt Ltd. who is a license holder applied for the registration of registration of real estate project namely "Park Street" located at Sector-85, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 50558 dated 22.03.2022 and RPIN-598. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1326-2023<br>The project namely "Park Street" being developed by M/s KS Propmart Pvt. Ltd. in sector-85, Gurugram on an area measuring 2.85 acres was registered vide registration no. 41 of 2019 dated 30.07.2019 which was valid upto 31.12.2021 + 6 months COVID = 30.06.2022.<br>The revised building plans under TOD Policy on FAR @ 3.5 has been approved on 18.01.2023. Further, the promoter has submitted the application for registration of additional FAR approved under TOD.<br>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/598 dated 07.04.2023 was issued to the promoter with an opportunity of being heard on 10.04.2023.<br>The status of documents is mentioned below. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 17. | <b>Present compliance status as on 10.04.2023 of the deficiencies conveyed in notice dated 07.04.2023.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <ol style="list-style-type: none"> <li>1 Deficit Fee – Rs. 7,06,427/- needs to be paid.</li> <li>2 Consent of 2/3<sup>rd</sup> allottees of the project needs to be submitted as the building plans have been revised.</li> <li>3 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</li> <li>4 Online DPI needs to be corrected.</li> <li>5 Approved Service Plan and Estimates needs to be submitted.</li> <li>6 Revised fire scheme approval needs to be submitted.</li> <li>7 Electrical load availability dated 22.12.2020 submitted which needs to be clarified that whether the load sanctioned is as per revised building plans or as per earlier.</li> <li>8 Approvals / NOC's from various agencies for connecting external services like water supply, Sewerage and storm water drainage needs to be submitted.</li> <li>9 Project report needs to be revised.</li> <li>10 Pert chart needs to be revised as the same is submitted from 2014. However, Revised BR-III is approved on 18.01.2023.</li> </ol> |



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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         | <p>11 Draft application form needs to be revised.</p> <p>12 Draft allotment letter needs to be submitted.</p> <p>13 Draft Builder Buyer Agreement needs to be revised as per the prescribed format.</p> <p>14 Draft conveyance deed needs to be revised.</p> <p>15 Draft brochure of the project needs to be submitted.</p> <p>16 Sales deed needs to be provided.</p> <p>17 Quarterly schedule of estimated expenditure needs to be submitted.</p> <p>18 Cash flow statement needs to be provided.</p> <p>19 Affidavit regarding 10% auto credit of receipts from separate account u/s 4(2)(l)(D) needs to be submitted.</p> <p>20 EDC, IDC and License Fee as per LOI needs to be submitted.</p> <p>21 KYC of Amit Kumar &amp; Puran chand das (Director) and MEP consultant needs to be provided.</p> <p>22 CHG form needs to be provided along with loan sanction, disbursement schedule with repayment schedule needs to be provided.</p> <p>23 Bank undertaking needs to be provided in prescribed format along with employee code and designation of authorised signatory of the bank.</p> <p>24 The board resolution for operation of bank account needs to be submitted.</p> <p>25 KYC of authorised person to operate bank account needs to be provided.</p> <p>26 CA certificate for project cost incurred needs to be corrected.</p> <p>27 Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be provided.</p> |
| 18.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Remarks | All the above deficiencies needs to be submitted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><i>Asha</i><br/>(Asha)<br/>Chartered Accountant</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |         | <p><i>Sumeet</i><br/>(Sumeet)<br/>Engineering Officer</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Day and Date of hearing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         | Monday and 10.04.2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Proceeding recorded by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |         | Ram Niwas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>PROCEEDINGS OF THE DAY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>Proceedings dated: 10.04.2023.</p> <p>Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.</p> <p>Sh. Ram Mohan (Advocate) and Sh. Sujeevan Dham(AR) are present on behalf of the promoter. The promoter submits that reply to the deficiencies as well as consent of 2/3<sup>rd</sup> allottees shall be submitted within 2 days and office to examine the same and put up before the next date of hearing.</p> <p>The matter to come up on 17.04.2023.</p> |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><i>Sanjeev</i><br/>(Sanjeev Kumar Arora)<br/>Member, HARERA</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |         | <p><i>Ashok Sangwan</i><br/>(Ashok Sangwan)<br/>Member, HARERA</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><i>Vijay</i><br/>(Vijay Kumar Goyal)<br/>Member, HARERA</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                        |         | <p><i>Arun Kumar Gupta</i><br/>(Arun Kumar Gupta)<br/>Chairman, HARERA</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

