

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

PROJECT HEARING BRIEF FOR EXTENSION OF REGSITATION U/S 6 OF THE ACT,2016

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.	Project completion date as declared U/s 4(2)(I) (C)	31.12.2020 + 6 months covid = (30.06.2021)		
16.	QPR Compliance (If applicable)	Not submitted		
17.	4(2) (I) (D)Compliance (If applicable)	Not submitted		
18.	Statutory approvals either applied for or obtained prior to registration			
	i)	License Approval	Date of approval	Validity upto
			103 of 2010 dated 30.11.2010	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	
19.	Date of commencement of project		18.08.2017	
20.	Projected date of completion		31.12.2020 + 6 months covid = (30.06.2021)	
21.	RC Compliances (If any)/OC received (If any)		-	
22.	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.	
23.	Total Project cost		271.98 Cr Land cost-66.32 Cr	
24.	Project expenditure so far		Not provided	
25.	Estimated balance expenditure for completion so far		Not provided	
26.	Details of units		Not provided	
27.	Reasons for delay		Not mentioned in REP-V	
28.	Fee Calculation		Registration Fee: - ₹ 13,63,290/- Extension Fee: - ₹6,81,645/- Processing Fee: - ₹7,76,802/- Total = ₹52,07,495/- <u>Paid by the promoters</u> = ₹11,68,659/- Deficit fee: - ₹40,38,836/-	
29.	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	

	3rd hearing on	11.04.2022
	4th hearing on	18.04.2022
	5th hearing on	02.05.2022
	6th hearing on	06.06.2022
	7th hearing on	27.09.2022
	8th hearing on	11.10.2022
	9th hearing on	26.10.2022
	10th hearing on	27.10.2022
	11th hearing on	21.11.2022
	12th hearing on	05.12.2022
	13th hearing on	19.12.2022
	14th hearing on	30.01.2023
	13th hearing on	17.01.2023
	13th hearing on	19.12.2022
30.	Submitted documents	NIL
31.	Project Summary <p>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.</p> <p>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.</p> <p>On 13.12.2021, the promoter has not submitted the reply of 1st deficiency notice. Therefore, the promoter was directed to submit the deficit documents. The matter was adjourned for 07.03.2022.</p> <p>On 07.03.2022, none was present on behalf of the promoter. The promoter has not submitted the reply of 1st 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.</p> <p>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.</p> <p>On 18.04.2022, on the request of the promoter 2 weeks' time was granted for rectification of deficiencies and submit of deficit documents. The matter to come up on 02.05.2022.</p> <p>On 02.05.2022, the promoter has not submitted the reply of 1st deficiency notice till date after giving opportunities of 4 hearing. 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</p>	

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 06.06.2022.

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

Proceedings dated 27.10.2022

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.

Proceeding 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 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.

Proceeding dated 19.12.2022

The AR of the promoter is directed to remove the deficiencies. The matter to come up on 03.01.2023.

Proceeding dated 03.01.2023

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.

Proceeding dated 17.01.2023

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 31.01.2023.

Proceeding dated 31.01.2023

The matter is adjourned to 01.02.2023.

Proceedings dated 01.02.2023

The matter is adjourned to 14.02.2023.

Proceedings dated 14.02.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case. None is present on behalf of the promoter. The registration of the project stands expired on 30.06.2021 (including 6 months COVID extension) and period of extension applied under section 6 for 1 year i.e., upto 30.06.2022 has also






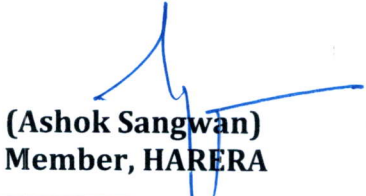

	lapsed. Therefore, a show cause notice be issued to the promoter as why the application for grant of extension of registration of project should not be rejected as per the provisions of Act of 2016. Further, a show cause notice for violating provisions of section 4(2)(l)(C) has already been issued vide no. EVR/EXTN/GGM/48/2017/IR/70/No.28 and the same be taken up along with this case. The matter to come up on 20.03.2023.
32.	<p>Present compliance status as on 20.03.2023 of deficient documents as observed on last hearing i.e., 14.02.2023</p> <ol style="list-style-type: none"> 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. 21. Copy of approved service estimates and plans not provided. 22. Affidavit for arrangement of bank account and bank undertaking not submitted. 23. Supporting documents for reason for delay in completion of project relating to ban of construction needs to be provided. 24. Financial progress of the project as mentioned in Part-V-D needs to be corrected. 25. Financial viability of the project needs to be clarified.

		<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>
33.	Remarks	<p>1. Correction in REP-V form needs to be done.</p> <p>2. Correction in REP-I (Part A-H) needs to be done.</p> <p>3. Corrections in online DPI needs to be done.</p> <p>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.</p> <p>5. Collaboration agreement needs to be registered and entry of collaboration agreement in revenue record needs to be done.</p> <p>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.</p> <p>7. Details of unsold flats need to be provided.</p> <p>8. PERT Chart specifying date of completion not submitted.</p> <p>9. Site photographs for the physical status of construction not submitted.</p> <p>10. Copy of renewal of license no. 103 of 2010 needs to be submitted.</p> <p>11. Reasons for delay of the project needs to be mentioned along with supporting documents.</p> <p>12. Details of the bank account submitted at the time of registration needs to be submitted.</p> <p>13. Copy of renewed environmental clearance needs to be submitted.</p> <p>14. Copy of renewal of building plan (BR-III) needs to be submitted.</p> <p>15. Copy of renewal of AAI NOC needs to be submitted.</p> <p>16. Deficit processing fee ₹40,38,836/- not paid. Copy of DD submitted at the time of registration needs to be provided.</p> <p>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.</p> <p>18. Copy of application applied for obtaining occupation certificate needs to be provided.</p> <p>19. Copy of EDC/IDC schedule needs to be submitted.</p> <p>20. Copy of approved fire scheme along with approved plans not submitted.</p> <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>



HARERA
GURUGRAM

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Project Name Shree Vardhman Victoria

	<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>
	<p style="text-align: center;">  (Asha) Chartered Accountant </p> <p style="text-align: center;">  (Prachi Singh) Planning Executive </p>
Day and Date of hearing	Monday, 20.03.2023
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceedings dated: 20.03.2023.</p> <p>Ms. Prachi Singh, Planning Executive briefed about the facts of the case.</p> <p>None is present on behalf of the promoter. A show cause notice for rejection of application was issued on 22.02.2023 as the promoter has failed to comply with deficiencies already pointed out despite 24 opportunities. Even today, none has appeared on behalf of the promoter applicant which indicates that he does not intend to pursue the matter. In view of the above, the application for extension of registration of the project is hereby rejected under the provisions of section 6 of the RERA Act, 2016. The processing fee deposited by the applicant promoter is forfeited and the registration fee if any deposited may be refunded.</p> <p>It is further observed that the time period for completion of the project and registration expired on 30.06.2021 including 6 months relaxation for COVID-19 period. In view of the above, the office to initiate the process under section 8 of the Act, 2016 and to issue a public notice to this effect. The bank account of the project is hereby frozen and intimation be sent to the Bank. The concerned PE to do the needful in this regard by tomorrow noon.</p>	
<p style="text-align: center;">  (Sanjeev Kumar Arora) Member, HARERA </p> <p style="text-align: center;">  (Ashok Sangwan) Member, HARERA </p> <p style="text-align: center;">  (Vijay Kumar Goyal) Member, HARERA </p>	