



Hearing brief for registration of Project u/s 4

S.No.	Particulars	Details		
1.	Name of the project	Shree Vardhman Victoria		
2.	Name of the promoter	M/s Santur Infrastructure Pvt. Ltd.		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector 70. Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of License Holder	Santur Infrastructure Pvt. Ltd., Tek Ram and Smt. Laxmi and Smt. Suneha Devi		
7.	Name of Collaborator	M/s Santur Infrastructure Pvt. Ltd.		
8.	Status of project	Ongoing		
9.	Whether registration applied for whole/ Phase	Phase		
10.	Phase no.	2		
11.	Online application ID	RERA-GRG-1285-2023		
12.	License no.	103 of 2010 dated 31.11.2010		valid up to 29.11.2025
13.	Total licensed area	10.9687 Acres	Area to be Registered	37,548.694 Sqm
14.	Projected completion date	Not Provided		
15.	RC Compliances	RC no – 70 of 2017- N/A		
16.	QPR Compliances (if applicable)	Not Submitted		
17.	4(2)(I)(D) Compliances (if applicable)	Not Submitted		
18.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	103 of 2010 dated 31.11.2010	29.11.2025
	ii)	Zoning Plan Approval	Not Submitted	
	iii)	Revised Building plan Approval	ZP-686/AD(RA)/2021/2969 dated 03.02.2022	02.02.2027
	iv)	Expansion Environmental Clearance	SEIAA/HR/2022/130 dated 30.07.2022	29.07.2032
	v)	Airport clearance height	Not Submitted	
	vi)	Fire approval scheme	Not Submitted	
	vii)	Service plan and estimate approval	LC-1228-JE(DS)-2022/29868 dated 03.10.2022	
19.	Fee Details			
	Registration Fee	35,952.11*2.3*10= Rs 8,26,899/- 1596.584*2.3*20= Rs 73,443/-		



	Processing Fee	37,548.694 * 10 = Rs 3,75,487/-
	Late Fee	N/A
	Total Fee	Rs 12,75,829/-
20.	DD amount	Rs 3,43,978/- Rs 3,45,899/-
	DD no. and date	503661 dated 20.01.2023. 503660 dated 20.01.2023.
	Name of the bank issuing	Union Bank of India
	Deficient amount	Rs 5,85,952/-
21.	File Status	Date
	File received on	23.01.2023
	Deficiency conveyed on	27.01.2023
	First hearing on	31.01.2023
	Second hearing on	02.02.2023
	Third hearing on	20.02.2023
	Fourth hearing on	20.03.2023
22.	Case History: The Promoter M/s Santur Infrastructure Pvt. Ltd. who is a collaborator applied for the registration of real estate group housing colony namely “Shree Vardhman Victoria” located at Sector-70, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 48019 dated 23.01.2023 and RPIN-572. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1285-2023. The project area for registration is 37,548.694 Sqm (FAR) as that of the licensed area i.e.,10.9687 acres vide License no –103 of 2010 dated 30.11.2010. Earlier the project was registered with the Authority vide registration no. 70 of 2017 dated 18.08.2017 which was valid upto 31.12.2020. The promoter has applied for extension of the project and is in process. The project comprises of 9 towers. The promoter has obtained the Occupation certificate for 8 towers. Further, vide memo no. ZP-686-JE(VA)-2021/31536 dated 14.12.2021 DTCP has granted the permission for increase in FAR under Transit Oriented Development and the building plans have been revised and approved vide memo no. ZP-686/AD(RA)/2021/2969 dated 03.02.2022. Further, 1 tower (G) out of 9 towers stands omitted and 3 new towers namely G1, G2 and J are added as per the revised building plans. Therefore, the present application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/572 dated 27.01.2023 was issued to the promoter with an opportunity of being heard on 31.01.2023. On 31.01.2023, the matter was adjourned and fixed for 02.02.2023. On 02.02.2023, Sh. Ashish Kush, Planning Executive briefed about the facts of the case. None is present on behalf of the promoter. The promoter is directed to rectify the deficiencies as conveyed in the deficiency notice, The matter is adjourned and to come up on 20.02.2023.	



	On 20.02.2023, Sh. Ashish Kush, Planning Executive briefed about the facts of the case. None is present on behalf of the promoter. No response has been received from the promoter and deficiencies have not been rectified. A show cause notice be issued for rejecting the application for registration of project. The matter to come up on 20.03.2023. As per the directions of the Authority a show cause notice is issued on 23.02.2023 for rejecting the application for registration of project with an opportunity of hearing on 20.03.2023. The status of the documents is mentioned below:		
23.	<table border="1"> <tr> <td data-bbox="231 504 630 1968"> Present compliance status as on 20.03.2023 of the deficiencies conveyed in last hearing dated 20.02.2023. </td><td data-bbox="630 504 1535 1968"> 1. Deficit Fee- Rs 5,85,952/- Status: Not Submitted. 2. Copy of Consent of two-third allottees in the project needs to be submitted as the building plans are revised under TOD. Status: Not Submitted. 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. Status: Not Submitted. 4. Online DPI needs to be corrected. Status: Not Submitted. 5. Fire scheme approval needs to be submitted. Status: Not Submitted. 6. Airport height Clearance needs to be submitted. Status: Not Submitted. 7. Information to the revenue department regarding the entry of license and collaboration agreement in the revenue record needs to be submitted. Status: Not Submitted. 8. Approval NOCs from the various agencies for connecting external services like roads, water supply, sewerage, storm water drainage needs to be submitted. Status: Not Submitted. 9. Project report needs to be submitted. Status: Not Submitted. 10. Pert Chart needs to be submitted. Status: Not Submitted. 11. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. Status: Not Submitted. 12. Non-encumbrance certificate issued by tehsildar/ revenue officer needs to be submitted. Status: Not Submitted. 13. Land title search report needs to be submitted. Status: Not Submitted. 14. Draft Application form needs to be submitted. Status: Not Submitted. </td></tr> </table>	Present compliance status as on 20.03.2023 of the deficiencies conveyed in last hearing dated 20.02.2023.	1. Deficit Fee- Rs 5,85,952/- Status: Not Submitted. 2. Copy of Consent of two-third allottees in the project needs to be submitted as the building plans are revised under TOD. Status: Not Submitted. 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. Status: Not Submitted. 4. Online DPI needs to be corrected. Status: Not Submitted. 5. Fire scheme approval needs to be submitted. Status: Not Submitted. 6. Airport height Clearance needs to be submitted. Status: Not Submitted. 7. Information to the revenue department regarding the entry of license and collaboration agreement in the revenue record needs to be submitted. Status: Not Submitted. 8. Approval NOCs from the various agencies for connecting external services like roads, water supply, sewerage, storm water drainage needs to be submitted. Status: Not Submitted. 9. Project report needs to be submitted. Status: Not Submitted. 10. Pert Chart needs to be submitted. Status: Not Submitted. 11. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. Status: Not Submitted. 12. Non-encumbrance certificate issued by tehsildar/ revenue officer needs to be submitted. Status: Not Submitted. 13. Land title search report needs to be submitted. Status: Not Submitted. 14. Draft Application form needs to be submitted. Status: Not Submitted.
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		15. Draft Allotment letter needs to be submitted as per the prescribed format. Status: Not Submitted. 16. Draft BBA needs to be submitted as per the prescribed format. Status: Not Submitted. 17. Draft Conveyance deed needs to be submitted. Status: Not Submitted. 18. Brochure needs to be submitted. Status: Not Submitted. 19. Other sources in loan and advances (financial resources) needs to be clarified. Status: Not Submitted. 20. Land cost needs to be clarified. Status: Not Submitted. 21. Copy of paid challan of EDC, IDC, Conversion Charges and License fee needs to be submitted. Status: Not Submitted. 22. CA certificate for cost incurred and to incurred needs to be submitted. Status: Not Submitted. 23. Schedule of EDC, IDC, Conversion charges and License fee needs to be submitted. Status: Not Submitted. 24. REP II needs to be revised. Status: Not Submitted. 25. TAN and PAN needs to be submitted. Status: Not Submitted. 26. Affidavit of Promoter regarding arrangement with bank of master account u/s 4(2)(I)(D) needs to be submitted. Status: Not Submitted. 27. Project report needs to be submitted. Status: Not Submitted. 28. CA certificate for non-default needs to be submitted. Status: Not Submitted. 29. Board resolution for operation of bank account needs to be submitted. Status: Not Submitted. 30. Bank undertaking needs to be submitted. Status: Not Submitted. 31. MOA, AOA, and COI needs to be submitted. Status: Not Submitted. 32. Cash flow statement needs to be submitted. Status: Not Submitted.
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		33. Quarterly expenditure & fund statement needs to be submitted. Status: Not Submitted.
24.	Remarks	1. Deficit Fee- Rs 5,85,952/- 2. Copy of Consent of two-third allottees in the project needs to be submitted as the building plans are revised under TOD. 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. 4. Online DPI needs to be corrected. 5. Fire scheme approval needs to be submitted. 6. Airport height Clearance needs to be submitted. 7. Information to the revenue department regarding the entry of license and collaboration agreement in the revenue record needs to be submitted. 8. Approval NOCs from the various agencies for connecting external services like roads, water supply, sewerage, storm water drainage needs to be submitted. 9. Project report needs to be submitted. 10. Pert Chart needs to be submitted. 11. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. 12. Non-encumbrance certificate issued by tehsildar/ revenue officer needs to be submitted. 13. Land title search report needs to be submitted. 14. Draft Application form needs to be submitted. 15. Draft Allotment letter needs to be submitted as per the prescribed format. 16. Draft BBA needs to be submitted as per the prescribed format. 17. Draft Conveyance deed needs to be submitted. 18. Brochure needs to be submitted. 19. Other sources in loan and advances (financial resources) needs to be clarified. 20. Land cost needs to be clarified. 21. Copy of paid challan of EDC, IDC, Conversion Charges and License fee needs to be submitted. 22. CA certificate for cost incurred and to incurred needs to be submitted. 23. Schedule of EDC, IDC, Conversion charges and License fee needs to be submitted. 24. REP II needs to be revised. 25. TAN and PAN needs to be submitted. 26. Affidavit of Promoter regarding arrangement with bank of master account u/s 4(2)(I)(D) needs to be submitted.

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Asha
Chartered Accountant

Ashish Kush
Planning Executive
Day and Date of hearing

Monday and 20.03.2023

Proceeding recorded by

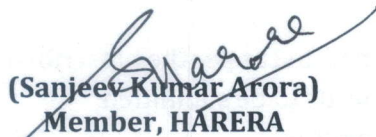
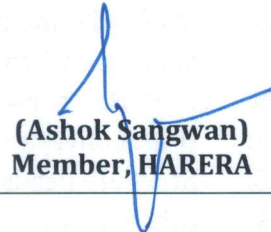
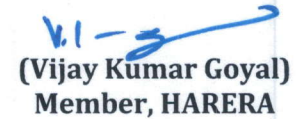
Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 20.03.2023.

Sh. Ashish Kush, Planning Executive and Mrs. Asha Chartered Accountant briefed about the facts of the case.

None is present on behalf of the promoter. A show cause notice for rejection of application was issued on 23.02.2023 as the promoter has failed to comply with deficiencies already pointed out despite three 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 registration of the project is hereby rejected under the provisions of section 5 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.


(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA