

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा



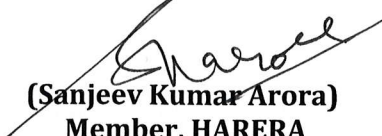


 Paras Arcade 114
 RERA-GRG-PROJ-1313-2023

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		
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/-	
	DD no. and date	061440 dated 07.01.2023	
	Name of the bank issuing	HDFC Bank	

	Deficient amount	Rs 345/-
16.	File Status	Date
	File received on	02.03.2023
	First notice Sent on	15.03.2023
	First hearing on	20.03.2023
17.	<p>Case History:- 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. 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. The promoter did not submit any reply. The status of the documents is mentioned below:</p>	
18.	<p>Present compliance status as on 20.03.2023 of the deficiencies conveyed in the notice dated 15.03.2023.</p>	<ol style="list-style-type: none"> 1 Deficit Fee – Rs 345/- 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. 3 Online DPI needs to be corrected. 4 LC-IV needs to be submitted. 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. 6 Approved architectural control sheet needs to be submitted. 7 Approved Service Plan and Estimates needs to be submitted. 8 Jamabandi and Mutation duly certified by revenue officer six months prior to date of application needs to be submitted. 9 Approvals / NOC's from various agencies for connecting external services like water supply, Sewerage and storm water drainage needs to be submitted. 10 Electrical load availability needs to be submitted. 11 Latest Non-encumbrance certificate needs to be submitted. 12 Land title search report needs to be submitted including the bar enrolment number of the Advocate. 13 Information to the revenue department regarding the entry of license in the record of ownership needs to be submitted. 14 Forest NOC needs to be submitted. 15 Pert chart needs to be revised. 16 Superimposed demarcation plan on approved layout plan needs to be submitted. 17 Draft allotment letter needs to be revised. 18 Draft Builder Buyer Agreement needs to be revised. 19 Draft conveyance deed needs to be submitted. 20 Draft brochure of the project needs to be submitted. 21 Project Report needs to be submitted.



		22 Cost of the land needs to be submitted as per sales deed. 23 Copy of paid challan of Conversion charges, EDC, IDC and license charges needs to be submitted. 24 Bank undertaking needs to be duly stamped and signed with employee code & designation. 25 Quarterly expenditure fir services need to be revised. 26 Cash flow statement needs to be submitted. 27 Approved service estimate and plan needs to be submitted. 28 Copy of paid challan of EDC, IDC, Conversion charges and License fee needs to be submitted. 29 Same UDIN mentioned in two CA certificate (Non default and information provided in REP 1), needs to be corrected. 30 Annual balance sheet for the financial year 2019-20 needs to be resubmitted with duly signed from directors as well as Chartered Accountant. 31 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). 32 Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised. 33 Project report needs to be submitted. 34 CHG form needs to be submitted.
Remarks		All the above mentioned deficiencies needs to be rectified as the promoter did not submit any reply till date.
 (Asha) Chartered Accountant		 (Sumeet) Engineer 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. 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.		
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA

