

Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	Imperia Shopping Central	
2.	Name of the promoter	M/s Imperia Wishfield Pvt. Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector-37C, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Status of project	New	
7.	Whether registration applied for whole	Whole Project	
8.	Online application ID	RERA-GRG-PROJ-1009-2022	
9.	License no.	117 of 2021 dated 23.12.2021	Valid up to 22.12.2026
10.	Total licensed area	2.8250 acres	Area to be registered 2.8250 acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	117 of 2021 dated 23.12.2021 22.12.2026
	ii)	Zoning Plan Approval	N/A N/A
	iii)	Layout plan Approval	117 dated 23.12.2021 23.12.2026
	iv)	Environmental Clearance	N/A N/A
	v)	Architectural Control Sheet	Not Provided
	vi)	Service plan and estimate approval	LC-4241/JE(S)/2022/11280 dated 25.04.2022
12.	File Status	Date	
	File received on	09.05.2022	
	First notice Sent on	23.05.2022	
	First hearing on	30.05.2022	
	Second hearing on	06.06.2022	
14.	Status of Documents	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. Status: Submitted for correction. 2. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 3. Approved Architectural control sheet needs to be submitted. If applied than copy of applied needs to be submitted.	



		<p>Status: Applied receipt enclosed with an undertaking to submit approved architectural control sheet within 3 months.</p> <p>4. Approvals / NOC's from agency for access permission for road needs to be submitted. Status: Not Submitted.</p> <p>5. Project Report needs to be revised. Status: Submitted.</p> <p>6. Pert Chart needs to be submitted. Status: Submitted.</p> <p>7. Draft Allotment letter needs to be revised. Status: Submitted.</p> <p>8. Draft Builder Buyer Agreement needs to be revised. Status: Submitted.</p> <p>9. CA certificate for non-default in repayment of statutory due and public financial institution needs to be revised. Status: Submitted.</p> <p>10. Cost of land needs to be clarified. Status: Submitted.</p> <p>11. Cost of IDC needs to be mentioned as per LOI. Status: Submitted.</p> <p>12. Interest cost as mentioned in miscellaneous cost needs to be corrected. Status: Submitted.</p> <p>13. CA certificate for expenditure incurred up to the date of registration needs to be submitted. Status: Submitted.</p> <p>14. Financial resources of the project needs to be corrected. Status: Submitted.</p> <p>15. CA certificate for promoter equity infused in the project needs to be corrected. Status: Submitted.</p> <p>16. Form CHG-1 filled with ministry of corporate affairs needs to be submitted. CHG-1 for the term loan of Rs. 61 crore and Rs. 4 Crore needs to be submitted. Status: Submitted.</p>
	Deficit Documents	<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 revised.</p> <p>3. Approved Architectural control sheet needs to be submitted. If applied than copy of applied needs to be submitted.</p> <p>4. Approvals / NOC's from agency for access permission for road needs to be submitted.</p>
Day and Date of hearing	Monday and 06.06.2022	
Proceeding recorded by	Ram Niwas	

Case History:-

The promoter M/s Imperia Wishfield Pvt. Ltd. who is a License Holder applied for the registration of real estate project namely "Imperia Shopping Central" located at Sector-37C, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 32294 dated 09.05.2022 and RPIN-462. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1009-2022. The project area for

registration is same as that of the licensed area i.e., 2.8250 acres. License no – 117 of 2021 dated 08.12.2021. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/462 dated 23.05.2022 was issued to the promoter with an opportunity of being heard on 30.05.2022.

Note:

The FAR approved in the layout plan is 4.286. The fee calculation is done as per the approved FAR i.e., 4.286. However, as per the policy for grant of license for plotted commercial colony the maximum FAR shall be 1.5. As the clarification regarding the same needs to be submitted as the FAR cannot be greater than 1.5 as per the policy under which the license was granted.

The promoter submitted a reply dated 27.05.2022, after scrutiny of the reply the remaining deficiencies Conveyed to the promoter.

On 30.05.2022, the authority directed the promoter to submit the deficit documents. The authority also advised the promoter to submit a certificate from the concerned branch regarding submission of the annual audit report of project accounts in respect of projects registered till 31.03.2021 and QPRs of the projects of the promoter till last quarter is to be submitted.

The matter to come up on 06.06.2022.

The promoter submitted a reply dated 03.06.2022, after scrutiny of the reply the remaining deficiencies were mentioned below:

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.
2. Online DPI needs to be corrected.
3. Approved Architectural control sheet needs to be submitted. If applied than copy of applied needs to be submitted.
4. Approvals / NOC's from agency for access permission for road needs to be submitted.

NKamboj
06.06.2022

Naresh Kumar
Chartered Accountant

ASHISH KUSH
Ashish
06.06.2022
PLANNING EXECUTIVE

Ashish Kush
Planning Executive

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Harpreet Singh Batra	MD	9810010611	harpreet@imperiastructures.com
2.	Sh. Akash Gupta	Manager- Compliance	8377965432	Akash.gupta@imperiastructures.in
3.	Sh. Mandeep	GM- Projects	9999216952	Mandeep.kumar@imperiastructures.in

PROCEEDINGS OF THE DAY

Proceedings dated: 06.06.2022

Sh. Ashish Kush, Planning Executive briefed about the facts of the case.

Sh. Harpreet Singh Batra (MD), Sh. Akash Gupta (Manager- Compliance) and Sh. Mandeep (GM- Projects) are present on behalf of the promoter.

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



**HARERA
GURUGRAM**

Temp ID- RERA-GRG-1009-2022
Imperia Shopping Central

Apart from rectification of the above deficiencies the promoter is advised to submit a certificate from the concerned branch regarding submission of the annual audit report of project accounts in respect of projects registered till 31.03.2021 and QPRs of the projects of the promoter till last quarter is to be submitted. The matter to come up on 13.06.2022.

Vijay Kumar Goyal
Member, Harera, Gurugram

Dr. K.K. Khandelwal
Chairman, Harera, Gurugram