



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

S.No.	Particulars	Details	
1.	Name of the project	Vista Corner	
2.	Name of the promoter	M/s Copious Realtors Pvt. Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 89, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of license holder	M/s Copious Realtors Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole Project	
9.	Phase no. (if applicable)	N/A	
10.	Online application ID	RERA-GRG-PROJ-1155-2022	
11.	License no.	93 of 2021 dated 12.11.2021	valid upto 11.11.2026
12.	Total licensed area	3.7813 acres	<b>Area to be registered</b> 3.7813 acres
13.	Completion date declared u/s 4(2)(I)(C)	30.09.2027	
14.	QPR compliances (if applicable)	N/A	
15.	4(2)(I)(D) compliances (if applicable)	N/A	
16.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>
	i)	License Approval	93 of 2021 dated 12.11.2021
	ii)	Zoning Plan Approval	DRG No. DTCP- 8011 dated 16.11.2021
	iii)	Building plan Approval	Memo No. ZP-1585/SD(DK)/2022/26768 dated 02.09.2022
	iv)	Environmental Clearance	SEIAA/HR/2022/154 dated 25.09.2022
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/149/596-599 dated 23.03.2022
	vi)	Fire scheme approval	Applied dated 27.09.2022
	vii)	Service plan and estimate approval	Applied dated 27.09.2022
17.	<b>Fee details</b>		
	Registration fee	26,778.764 * 1.75 * 20 = Rs 9,37,257/-.	

	<b>Processing fee</b>	26,778.764* 10 = Rs 2,67,788/-
	<b>Late fee</b>	N/A
	<b>Total</b>	Rs. 12,05,045/-
	<b>DD Details</b>	
	<b>DD amount</b>	Rs. 12,05,100/-
	<b>DD no. and date</b>	023496 dated 26.09.2022
	<b>Name of the bank issuing</b>	Karnataka Bank Limited
	<b>Deficient amount</b>	NIL
<b>18.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	30.09.2022
	<b>First notice Sent on</b>	11.10.2022
	<b>First hearing on</b>	17.10.2022
	<b>Second hearing on</b>	14.11.2022
	<b>Third hearing on</b>	28.11.2022
<b>19.</b>	<b>Status of Documents</b>	<ol style="list-style-type: none"> <li>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</li> <li>Online DPI needs to be corrected. Status: Submitted but needs to be corrected.</li> <li>Fire Scheme approval needs to be submitted. Status: Applied on 27.09.2022 and approval awaited</li> <li>Approved Service plans and estimates needs to be submitted. Status: Applied on 27.09.2022 and approval awaited</li> <li>Non-encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Submitted but needs to be revised on the latest date.</li> <li>Demarcation plan superimposed on the approved Layout plan showing khasra no. needs to be submitted. <b>Status: Submitted</b></li> <li>Draft Allotment letter needs to be revised. <b>Status: Submitted</b></li> <li>Draft BBA needs to be revised. <b>Status: Submitted</b></li> <li>Draft Conveyance deed needs to be submitted. <b>Status: Submitted</b></li> </ol>
	<b>Deficit Documents</b>	<ol style="list-style-type: none"> <li>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> </ol>

2. Online DPI needs to be corrected.
3. Fire Scheme approval needs to be submitted.
4. Approved Service plans and estimates needs to be submitted.
5. Non-encumbrance certificate not below the rank of tehsildar needs to be resubmitted on latest date.

**Case History:**

The Promoter M/s Copious Realtors Pvt. Ltd. who is a license holder applied for the registration of real estate commercial colony namely "Vista Corner" located at Sector-89, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 41895 dated 30.09.2022 and RPIN-520. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1155-2022. The project area for registration is same as that of the licensed area i.e., 3.7813 acres vide License no -93 of 2021 dated 12.11.2021. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/520 dated 11.10.2022 was issued to the promoter with an opportunity of being heard on 17.10.2022.

The promoter did not submit any reply.

On 17.10.2022. Sh. Sumeet, Engineer Executive and Ms. Asha Chartered Accountant briefed about the facts of the case. None is present on behalf of the promoter. Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above. Further the AR of the promoter has sent a request for adjournment of hearing for 3 weeks. The request is allowed. The matter to come up on 14.11.2022.

On 14.11.2022, Sh. Sumeet, Engineer Executive and Ms. Asha Chartered Accountant briefed about the facts of the case. Sh. Vijay Kumar Sharma (Company Secretary) and Ms. Priyanka Aggarwal (Advocate) are present on behalf of the promoter. The authority considered the application for registration of above mentioned real estate project u/s 4 of the Act of 2016. The promoter is required to enclose the requisite documents as provided in section 4(2) of the Act of 2016 and the rules and regulations made thereunder. The deficiencies have already been communicated as detailed above. The promoters have requested for the adjournment as they are hopeful of getting approval of service plan & estimates and Fire scheme and are not willing to deposit the bank guarantee.

The promoter is advised to rectify the deficiencies within 15 days otherwise the Authority may proceed to initiate proceedings to reject the application u/s 5(1)(b) of Act of 2016 read with rule 5 of the Haryana Rules, 2017 for the reason regarding deficiencies in the application and non-submission of requisite documents. The matter to come up on 28.11.2022.

The promoter submitted a reply recently on 24.11.2022 which is scrutinized and the remaining deficiencies are mentioned above i.e., approved service estimates and plans, fire scheme approval, non- encumbrance certificate, corrections in online DPI and corrections in online (A-H) form, for which the promoter states that the same are under process and are on last stage of approval and will be submitted shortly.

All the requisite approvals have been submitted by the promoter except submission of approved service estimates and plans, fire scheme approval, non- encumbrance certificate, corrections in online DPI and corrections in online (A-H) form. The Authority may grant registration of the project subject to submission of the security amount of Rs 25 lakhs each as a Cheque/ BG on account of submission of approved service estimates and plans and fire scheme approval within three months.

Recommended for grant of registration.

  
**Asha**

**Chartered Accountant**

  
**Sumeet**

**Engineer Executive**

<b>Day and Date of hearing</b>	Monday and 28.11.2022
<b>Proceeding recorded by</b>	Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 28.11.2022


Sh. Sumeet, Engineer Executive and Ms. Asha Chartered Accountant briefed about the facts of the case.

Sh. Abhishek Gupta (AGM) and Sh. Piyush Agarwal (President) are present on behalf of the promoter.

The promoter has submitted the approved service estimates and plans today itself and assures to submit the fire scheme approval shortly. Further, the promoter is willing to submit the security amount of Rs 25 lakhs as a Cheque/ BG within three days for the submission of fire scheme approval within 3 months and requests for grant of registration certificate.

Approved as proposed.

  
**(Sanjeev Kumar Arora)**  
**Member, HARERA, Gurugram**

  
**(Ashok Sangwan)**  
**Member, HARERA, Gurugram**

  
**(Vijay Kumar Goyal)**  
**Member, HARERA, Gurugram**

  
**(Dr. K.K. Khandelwal)**  
**Chairman, HARERA, Gurugram**

RC be issued only when BG  
 is submitted.  
