

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	Date of approval
	i)	License Approval	117 of 2021 dated 23.12.2021
	ii)	Zoning Plan Approval	N/A
	iii)	Layout Approval plan	117 dated 23.12.2021
	iv)	Environmental Clearance	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	
14.	Status of Documents	<ol style="list-style-type: none"> 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. Online DPI needs to be corrected. Status: Not Submitted. Approved Architectural control sheet needs to be submitted. If applied than copy of applied needs to be submitted. Status: Not applied. Submit an undertaking to submit the approval within three months. 	



4. Approvals / NOC's from various agencies for connecting external services like road, sewage disposal and storm water drainage needs to be submitted.
Status: Assurance for sewage disposal and storm water submitted. Access permission of road is pending.
5. Project Report needs to be revised.
Status: Submitted, but needs to be revised.
6. Mutation, Jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.
Status: Submitted.
7. Land Title search report needs to be revised alongwith the bar enrolment no. of the advocate.
Status: Submitted.
8. Information to the revenue department regarding the entry of license in the record of ownership needs to be submitted.
Status: Submitted.
9. A clarification regarding the permissible FAR of 4.286 instead of 1.5 (maximum 1.5 as per the policy for grant of license for plotted commercial colony) in the project needs to be submitted.
Status: Clarified and undertaking submitted regarding the submission of corrected layout plan within one month.
10. Pert Chart needs to be submitted.
Status: Submitted but needs to be revised.
11. Draft Application form needs to be submitted.
Status: Not Submitted.
12. Draft Allotment letter needs to be submitted.
Status: Submitted but needs to be revised.
13. Draft Builder Buyer Agreement needs to be submitted.
Status: Not submitted.
14. Draft Conveyance Deed needs to be submitted.
Status: Not submitted.
15. Draft brochure of the project needs to be submitted.
Status: Submitted.
16. CA certificate for non-default in repayment of statutory due and public financial institution needs to be revised.
Status: Not revised.
17. Director report for the preceding three years needs to be provided.
Status: Submitted.
18. Cost of land needs to be clarified.
Status: Not clarified.
19. Cost of IDC needs to be mentioned as per LOI.
Status: As per schedule cost of IDC is Rs. 26.75 lakh however as per DPI it is mentioned Rs. 171.78 lakh, hence it needs to be clarified.
20. Schedule of EDC/IDC needs to be submitted.
Status: Submitted.
21. Cost of EDC needs to be clarified.
Status: Clarified.



	<p>22. Interest cost as mentioned in miscellaneous cost needs to be corrected. Status: Not Clarified.</p> <p>23. Saleable area of the project needs to be corrected. Status: Submitted.</p> <p>24. CA certificate for expenditure incurred up to the date of registration needs to be submitted. Status: Expenditure incurred up to the date of registration should be match with part D1 of the online DPI. Hence it needs to be revised.</p> <p>25. Financial resources of the project needs to be corrected. Status: Not corrected.</p> <p>26. CA certificate for promoter equity infused in the project needs to be corrected. Status: Needs to be revised, equity infusion is not mentioned in it.</p> <p>27. Bank undertaking needs to be revised. Status: Submitted.</p> <p>28. An undertaking from the promoter regarding EDC to ensure that the 10% of total receipts in project RERA account should be transferred in state treasury account until it is fully paid needs to be revised. Status: Submitted.</p> <p>29. Affidavit by the promoter keeping in view of section 4(2)(I)(D) of the Act, needs to be revised. Status: Submitted.</p> <p>30. Copy of utility bills as address proof of business needs to be submitted. Status: Submitted.</p> <p>31. Project proponent form needs to be submitted. Status: Submitted.</p> <p>32. Form CHG-1 filled with ministry of corporate affairs needs to be submitted. Status: CHG-1 for the term loan of Rs. 61 crore and Rs. 4 Crore needs to be submitted.</p>
<p>Deficit Documents</p>	<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 corrected.</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> <p>5. Project Report needs to be revised.</p> <p>6. Pert Chart needs to be submitted.</p> <p>7. Draft Application form needs to be submitted.</p> <p>8. Draft Allotment letter needs to be revised.</p> <p>9. Draft Builder Buyer Agreement needs to be revised.</p> <p>10. Draft Conveyance Deed needs to be submitted.</p>



	<ol style="list-style-type: none">11. CA certificate for non-default in repayment of statutory due and public financial institution needs to be revised.12. Cost of land needs to be clarified.13. Cost of IDC needs to be mentioned as per LOI.14. Interest cost as mentioned in miscellaneous cost needs to be corrected.15. CA certificate for expenditure incurred up to the date of registration needs to be submitted.16. Financial resources of the project needs to be corrected.17. CA certificate for promoter equity infused in the project needs to be corrected.18. 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
Day and Date of hearing	Monday and 30.05.2022
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 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.
5. Project Report needs to be revised.
6. Pert Chart needs to be submitted.
7. Draft Application form needs to be submitted.
8. Draft Allotment letter needs to be revised.
9. Draft Builder Buyer Agreement needs to be revised.
10. Draft Conveyance Deed needs to be submitted.
11. CA certificate for non-default in repayment of statutory due and public financial institution needs to be revised.
12. Cost of land needs to be clarified.



13. Cost of IDC needs to be mentioned as per LOI.
14. Interest cost as mentioned in miscellaneous cost needs to be corrected.
15. CA certificate for expenditure incurred up to the date of registration needs to be submitted.
16. Financial resources of the project needs to be corrected.
17. CA certificate for promoter equity infused in the project needs to be corrected.
18. 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.

Nkambaj
30/05/2022
Naresh Kumar
Chartered Accountant

Ashish KUSH
30/5/2022
Ashish KUSH
Planning Executive

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.				

PROCEEDINGS OF THE DAY

Proceedings dated: 30.05.2022

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

Sh. Harpreet Batra (MD), Sh. Mandeep Kumar (GM Projects) and Sh. Aakash Gupta (AR) are present on behalf of the promoter.

Apart from attending to deficiencies mentioned above 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 06.06.2022.

V.I - 3
Vijay Kumar Goyal
Member, Harera, Gurugram

[Signature]
Dr. K.K. Khandelwal
Chairman, Harera, Gurugram

