

Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Arden 45	
2.	Name of the promoter	M/s Uday Buildwell Pvt Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 45, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	Sh. Mahender Singh S/o Sh. Ram Sharan	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Phase no. (if applicable)	N/A	
10.	Online application ID	RERA-GRG-PROJ-1330-2023	
11.	License no.	204 of 2022 dated 13.12.2022	valid upto 12.12.2027
12.	Total licensed area	0.65 acres	Area to be registered 0.65 acres
13.	Completion date declared u/s 4(2)(I)(C)	Not Submitted	
14.	QPR compliances (if applicable)	N/A	
15.	4(2)(I)(D) compliances (if applicable)	N/A	
16.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	204 of 2022 dated 13.12.2022
	ii)	Zoning Plan Approval	DGTCP 8845 dated 14.12.2022
	iii)	Building plan Approval	ZP-1712/PA(DK)/2023/9627 dated 05.04.2023
	iv)	Environmental Clearance	Not Submitted
	v)	Airport height clearance	Not Submitted
	vi)	Fire scheme approval	Not Submitted
	vii)	Service plan and estimate approval	Not Submitted
17.	Fee details		
	Registration fee	4603.293 sqm * 1.75 * 20 = Rs 1,61,115/-	
	Processing fee	4603.293 sqm * 10 = Rs 46,033/-	

**HARERA****GURUGRAM****Project - Arden 45****RERA-GRG-1330-2023**

	Late fee	N/A
	Total	Rs 2,07,148/-
	DD Details	
	DD amount	Rs. 1,76,562/-
	DD no. and date	500459 dated 27.03.2023
	Name of the bank issuing	ICICI Bank
	Deficient amount	Rs 30,586/-
18.	File Status	Date
	File received on	10.04.2023
	First notice Sent on	26.04.2023
	First hearing on	01.05.2023
19.	Case History: The Promoter M/s Uday Buildwell Pvt. Ltd. who is a collaborator applied for the registration of real estate commercial colony namely "Arden 45" located at Sector-45, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 51357 dated 10.04.2023 and RPIN-603. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1330-2023. The project area for registration is same as that of the licensed area i.e., 0.65 acres vide License no -204 of 2022 dated 13.12.2022 The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/603 dated 26.04.2023 was issued to the promoter with an opportunity of being heard on 01.05.2023. The status of the documents is mentioned below;	
20.	Present compliance status as on 01.05.2023 of the deficiencies as conveyed in the notice dated 26.04.2023.	<ol style="list-style-type: none">1. Deficit Fee- Rs 30,586/-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. Copy of BR-III needs to be submitted.5. Fire Scheme approval needs to be submitted.6. Approved Service plans and estimates needs to be submitted.7. Copy of Electrical load availability NOC needs to be submitted.8. Environmental Clearance needs to be submitted.9. Airport height clearance needs to be submitted.10. LC IV needs to be submitted.11. Collaboration agreement needs to be submitted.12. Information to the revenue department regarding the entry of license and collaboration agreement in the revenue record needs to be submitted.13. Mutation, Jamabandi and Aks-shajra certified on the latest date not more than six months prior from the date of application needs to be submitted.14. Land title search report by advocate incorporation the bar enrolment number needs to be submitted.

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 अर्तगत गठित प्राधिकरण

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		<ol style="list-style-type: none"> 15. Copy of Forest NOC needs to be submitted. 16. Approval of various agencies regarding the permission for external services like road access permission & storm water drainage needs to be submitted. 17. Undertaking regarding NCZ, Tree cutting, Powerline shifting and Forest land diversion needs to be submitted. 18. Copy of Huda construction water NOC needs to be submitted. 19. Mining permission needs to be submitted. 20. Pert chart needs to be revised. 21. Allottee related draft documents i.e., application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted as per prescribed format. 22. Demarcation Plan superimposed on the approved layout plan needs to be submitted. 23. Draft Brochure needs to be submitted. 24. Cost of the land needs to be clarified according to the area applied for the registration. 25. Loan sanction letter, disbursement and repayment schedule needs to be provided. 26. Copy of paid challan of EDC, IDC and License fee needs to be provided. 27. CA certificate for non-default in payment of Debt and liabilities needs to be Provided. 28. Bank undertaking needs to be provided. 29. Quarterly schedule of estimated expenditure needs to be provided. 30. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. 31. Non encumbrance certificate not below the rank of tehsildar needs to be submitted. 32. Copy of Board Resolution for authorizing bank account operation needs to be provided. 33. Cash flow statement need to be provided. 34. KYC of Authorised person to operate separate bank account needs to be provided. 35. REP II needs to be provided. 36. CHG form needs to be provided. 37. CA certificate for expenditure incurred and to be incurred needs to be provided. 38. Copy of paid challan of EDC, IDC and license fee needs to be provided. 39. Project report needs to be provided. 40. MOA, AOA, and COI need to be provided. 41. KYC of directors and promoter (PAN, TAN & GST) needs to be provided. 42. KYC of Project proponents needs to be provided. 43. Affidavit of auto credit of 10% of receipts from the separate account needs to be provided. 44. CA certificate for REP I needs to be provided.
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Project - Arden 45

RERA-GRG-1330-2023

Remarks	All the deficiencies as mentioned above needs to be rectified.
 Asha Chartered Accountant	 Sumeet Engineering Officer
Day and Date of hearing	Monday and 01.05.2023
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceedings dated: 01.05.2023.</p> <p>Due to administrative work (Meeting of the Authority at Panchkula), the matter is adjourned to 15.05.2023.</p>	
 Planning Coordinator By orders of Authority	

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