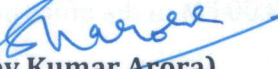
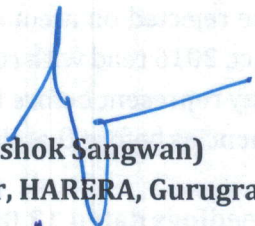
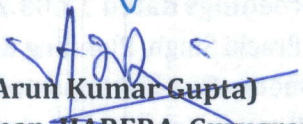


**Project hearing brief for registration u/s 4**

| SN    | Particulars                                                                                                                                               | Details                                  |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| 1.    | <b>Name of the project</b>                                                                                                                                | Aradhya Extension                        |
| 2.    | <b>Name of the promotor</b>                                                                                                                               | M/s Sky Space Developers Private Limited |
| 3.    | <b>Nature of the project</b>                                                                                                                              | Residential Floors                       |
| 4.    | <b>Location of the project</b>                                                                                                                            | Sector-67A, Gurugram, Haryana            |
| 5.    | <b>Legal capacity</b>                                                                                                                                     | Third right holder                       |
| 6.    | <b>Details of licensed area where plots are situated on which independent floors are proposed to be constructed and details of such plots as under: -</b> |                                          |
| a)    | <b>Name of the license holder</b>                                                                                                                         | N/A                                      |
| b)    | <b>License no.</b>                                                                                                                                        | N/A                                      |
| c)    | <b>Total area of the licensed colony</b>                                                                                                                  | N/A                                      |
| d)    | <b>Total area of the plots applied for registration</b>                                                                                                   | 1.2973 acres                             |
| e)    | <b>Total number of independent floors</b>                                                                                                                 | 84 (S+4) units on 21 plots               |
| g)    | <b>Status of project</b>                                                                                                                                  | New                                      |
| h)    | <b>Whether registration applied for whole/ phase</b>                                                                                                      | Whole                                    |
| 7.    | <b>Online application ID</b>                                                                                                                              | RERA-GRG-PROJ-983-2021                   |
| 8.    | <b>Statutory approvals either applied for or obtained prior to registration</b>                                                                           |                                          |
| i)    | <b>License Approval</b>                                                                                                                                   | <b>Date of approval</b>                  |
|       |                                                                                                                                                           | N/A                                      |
| ii)   | <b>Zoning Plan Approval</b>                                                                                                                               | Not provided                             |
| iii)  | <b>Layout plan Approval</b>                                                                                                                               | Not provided                             |
| iv)   | <b>Building plan approval for residential</b>                                                                                                             | 13.09.2021      12.09.2023               |
| vii)  | <b>Environmental Clearance</b>                                                                                                                            | N/A                                      |
| viii) | <b>Service plan and estimate approval</b>                                                                                                                 | N/A                                      |
| 10.   | <b>File Status</b>                                                                                                                                        | <b>Date</b>                              |
|       | <b>Project received on</b>                                                                                                                                | 15.12.2021                               |
|       | <b>1<sup>st</sup> deficiency notice sent on</b>                                                                                                           | 05.01.2022                               |
|       | <b>1<sup>st</sup> Hearing on</b>                                                                                                                          | 17.01.2022                               |
|       | <b>2<sup>nd</sup> Hearing on</b>                                                                                                                          | 19.01.2022                               |
|       | <b>3<sup>rd</sup> Hearing on</b>                                                                                                                          | 07.02.2022                               |
|       | <b>4<sup>th</sup> Hearing on</b>                                                                                                                          | 16.05.2022                               |

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                            |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
|            | <b>1<sup>st</sup> reply submitted on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 16.05.2022                                                                                                                                 |
|            | <b>5<sup>th</sup> hearing on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 06.06.2022                                                                                                                                 |
|            | <b>6<sup>th</sup> hearing on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 13.06.2022                                                                                                                                 |
|            | <b>7<sup>th</sup> hearing on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 27.06.2022                                                                                                                                 |
|            | <b>8<sup>th</sup> hearing on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 25.07.2022                                                                                                                                 |
|            | <b>9<sup>th</sup> hearing on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 27.07.2022                                                                                                                                 |
| <b>9.</b>  | <b>Projected date of completion of the project</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 30.06.2024                                                                                                                                 |
| <b>10.</b> | <b>Present stage of completion for ongoing projects (%)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | New                                                                                                                                        |
| <b>11.</b> | <b>No. of Units i.e. (sold units - in case of ongoing and unsold units)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Unsold units: -84                                                                                                                          |
| <b>12.</b> | <b>Detail of encumbrances</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Loan of Rs. 30 crores have been availed by the promoter against the deposit of title deeds of project land and receivables of the project. |
| <b>13.</b> | <p><b>Case History: -</b><br/>An application regarding registration of residential floors projects namely “Aradhya Extension” situated at sector-67A, Gurugram, Haryana being developed by M/s Sky Space Developers Private Limited was submitted on 15.12.2021 under section 4 of Real Estate (Regulation and Development), Act 2016. The applicant promoter M/s Sky Space Developers Private Limited has purchased the 21 plots from M/s New Look Builders and Developers Private Limited (formerly known as Ansal Phalak Infrastructure Private Limited) vide different sale deeds executed on different dates annexed as annexure A.</p> <p>The application submitted by the promoter for the said project contains 21 residential plots on which total of 84 units are to be constructed. On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/404 dated 05.01.2022. Neither promoter appeared nor submitted the reply. Further, the authority issued a show cause notice dated 08.04.2022 for rejection under section 5 (1)(b) of the Real Estate (Regulation and Development) Act, 2016 and Rule-5(2) of Haryana Real Estate (Regulation and Development) Rules, 2017.</p> <p><b>Proceedings dated: 11.10.2022.</b></p> <p>The major deficiencies are Zoning Plan, Demarcation Plan, Layout Plan and Bank undertaking. The promoter is further advised to rectify the deficiencies and submit the deficient document apart from filing information in REP-I A to H format and detailed project information. Matter to come up on 26.10.2022.</p> <p><b>Proceedings dated 26.10.2022.</b></p> <p>The promoter is directed to rectify the deficiencies and submit the deficit fee if any. The matter is adjourned for 21.11.2022.</p> <p><b>Proceedings dated 21.11.2022.</b></p> |                                                                                                                                            |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <p>The promoter is directed to rectify the deficiencies and submit the deficit fee if any. The matter is adjourned for 26.12.2022.</p> <p><b>Proceedings dated 26.12.2022.</b><br/>The AR of the promoter is directed to remove the deficiencies and the matter is adjourned to 09.01.2023.</p> <p><b>Proceedings dated 09.01.2023.</b><br/>The matter is adjourned to 16.01.2023.</p> <p><b>Proceedings dated 16.01.2023.</b><br/>The matter is adjourned to 30.01.2023.</p> <p><b>Proceedings dated 30.01.2023.</b><br/>The matter is adjourned to 13.02.2023.</p> <p><b>Proceedings dated 13.02.2023.</b><br/>Ms. Prachi Singh, Planning Executive briefed about the facts of the case. None is present on behalf of the promoter. No representative of the applicant appeared during the last three hearings, and none is present today also. The deficiencies have not been rectified despite notice. In view of the above the Authority decided to issue a show cause notice as why the application for grant of registration should not be rejected on account of deficiencies as mentioned above as per provisions of section 5(2)(b) of the Act, 2016 read with rule 5(2) of Haryana Rules, 2017. If promoter has to say anything in the matter, he may represent before the authority on 13.03.2023 at 3.00 PM in the office of the authority or rectify deficiencies before that date.</p> <p><b>Proceedings dated 13.03.2023.</b><br/>Ms. Prachi Singh, Planning Executive briefed about the facts of the case. None is present on behalf of the promoter. One last opportunity is being granted to the promoter to put in appearance failing which the applicant is liable to be rejected ex-parte. The matter to come up on 17.04.2023.</p> |
| 14. | <p><b>Present compliance status as on 17.04.2023 of deficient documents as observed on last hearing i.e., 13.03.2023</b></p> <ol style="list-style-type: none"> <li>Online corrections in REP-I (Part A-H) needs to be done.<br/><b>Status:</b> - Not Done</li> <li>Copy of approved zoning plan, layout plan and demarcation plan need to be provided.<br/><b>Status :</b> Laminated A1 size copies of the same need to be submitted.</li> <li>Bank undertaking needs to be provided.<br/><b>Status:</b> - Bank undertaking has been provided, however it needs to be provided on banker letterhead.</li> <li>CA Certificate for expenditure incurred up to the date of application needs to be provided.<br/><b>Status:</b> - Not provided</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 15. | <p><b>Remarks</b></p> <ol style="list-style-type: none"> <li>Online corrections in REP-I (Part A-H) needs to be done.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | <ol style="list-style-type: none"><li>2. Copy of approved zoning plan, layout plan and demarcation plan need to be provided.</li><li>3. Bank undertaking needs to be provided.</li><li>4. CA Certificate for expenditure incurred up to the date of application needs to be provided.</li></ol> |
| <br><b>Asha</b><br>(Chartered Accountant)                                                                                                                                                                                                                                                                                                                                                                                                                          |  | <br><b>Prachi Singh</b><br>(Planning Executive)                                                                                                                                                              |
| <b>Day and Date of hearing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | Monday and 17.04.2023                                                                                                                                                                                                                                                                           |
| <b>Proceeding recorded by</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | Ram Niwas                                                                                                                                                                                                                                                                                       |
| <b>PROCEEDINGS OF THE DAY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                                                                 |
| <p>Proceedings dated: 17.04.2023.</p> <p>Ms. Prachi Singh, Planning Executive briefed about the facts of the case.</p> <p>None is present on behalf of the promoter.</p> <p>Even after giving more than 18 hearings the promoter is unable to rectify the deficiencies. The Authority decided to reject the application for registration of project as per section 5 of the Real Estate (Regulation and Development) Act, 2016 and rule 5 of the Haryana Real Estate (Regulation and Development) Rules, 2017. The processing fee is forfeited.</p> |  |                                                                                                                                                                                                                                                                                                 |
| <br>(Sanjeev Kumar Arora)<br>Member, HARERA, Gurugram                                                                                                                                                                                                                                                                                                                                                                                                            |  | <br>(Ashok Sangwan)<br>Member, HARERA, Gurugram                                                                                                                                                             |
| <br>(Vijay Kumar Goyal)<br>Member, HARERA, Gurugram                                                                                                                                                                                                                                                                                                                                                                                                              |  | <br>(Arun Kumar Gupta)<br>Chairman, HARERA, Gurugram                                                                                                                                                       |