Promoter Name M/S Deluris Buildtech India Pvt Ltd.
Project Name Zara Rossa

PROJECT HEARING BRIEF					
SNo.	**Particulars**	**Details**			
1.	**Name of the project**	Zara Rossa			
2.	**Name of the promotor**	M/s Deluris Buildtech India Pvt Ltd.			
3.	**Nature of the project**	Affordable Group Housing colony			
4.	**Location of the project**	Revenue Estates of Village Bajghera, Sector-112, Gurugram			
5.	**Legal capacity to act as a promoter**	License holder			
6.	**Name of the license holder**	M/S Deluris Buildtech India Pvt Ltd.			
7.	**Whether registration applied for whole**	Applied for extension of time period for the whole project.			
8.	**Status**	Ongoing			
9.	**Online Application ID**	RERA-GRG-1110-2022			
10.	**Date of completion of project as per REP-II**	01.04.2023			
11.	**License no.**	07 of 2016 dated 28.06.2016		Valid up to 27.06.2021	
12.	**Total licensed area**	5.0062 Acres	**Area to be registered**	5.0062 Acres	
13.	**RERA Registration Number**	82 of 2017 dated 23.08.2017		31.12.2021 + 6 months covid = (30.06.2022)	
14.	**Statutory approvals either applied for or obtained prior to registration**				
	S.No.	**Particulars**	**Date of approval**	**Validity up to**	
	i)	**License Approval**	28.06.2016	27.06.2021 (Expired)	
	ii)	**Zoning Plan Approval**	25.07.2014		
	iii)	**Building plan Approval**	16.10.2017	15.10.2022	
	iv)	**Environmental Clearance**	30.11.2017	29.11.2024	
	v)	**Airport height clearance**	29.07.2017		
	vi)	**Fire scheme approval**	02.03.2020		

	vii)	Service plan and estimate approval	Not submitted
	viii)	Electricity load availability connection	21.09.2016
15.	File Status		Date
	Project received on		13.07.2022
	First notice sent on		18.07.2022
	First reply submitted on		27.07.2022
	Second reply submitted on		28.07.2022
	Third reply submitted on		29.07.2022
	First hearing on		01.08.2022
	Case History: An application regarding extension of registration of affordable group housing colony namely "Zara Rossa" situated at Sector-112, Gurugram, Haryana being developed by M/s Deluris Buildtech India Pvt Ltd. was submitted on 13.07.2022 under section 6 of Real Estate (Regulation and Development), Act 2016. This application for extension of registration falls under license no.07 of 2016 for area admeasuring 5.0062 acres dated 28.06.2016 valid up to 27.06.2021 being issued in M/S Deluris Buildtech India Pvt Ltd. by DTCP, Haryana which got registered by the authority vide RC no. 82 of 2017 dated 23.08.2017 valid up to 31.12.2021 + 6 months covid = (30.06.2022) On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/24 dated 18.07.2022. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 01.08.2022. The promoter has submitted the reply dated 27.07.2022, 28.07.2022, 29.07.2022 which was scrutinized, the following documents are still pending which are mentioned below: -		
16.	**Status of the documents**		1. Correction in REP-V form needs to be done. **Status - Submitted.** 2. Correction in REP-I (Part A-H) needs to be done. **Status – Not Submitted** 3. Corrections in online DPI needs to be done. **Status – Submitted but corrections need to be done.**

		4. Deficit fee of ₹21,23,434 /- needs to be paid. **Status – Submitted Total - Rs -21,23,434/- {Rs - 16,43,434/- Paid now (Rs- 14,68,382/- & Rs – 1,75,052/- Via DD no = 054843 & 054847) & Rs – 4,56,538/- & Rs 23,462/- paid at the time of registration (Rs- 4,80,000/- via DD no 045068 & 045121.)}** 5. Copy of renewal of license no. 07 of 2016 needs to be submitted. **Status – Applied on 29.07.2022** 6. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. **Status – Submitted.** 7. Details of unsold flats need to be provided. **Status – Submitted.** 8. PERT Chart specifying date of completion needs to be submitted. **Status - Not Submitted** 9. Copy of executed BBA needs to be submitted. **Status – Submitted.** 10. Reasons for delay of the project needs to be mentioned along with supporting documents. **Status - Submitted.** 11. Copy of DD submitted at the time of registration needs to be provided. **Status – Submitted Rs – 4,56,538/- & Rs 23,462/- paid at the time of registration (Rs- 4,80,000/- via DD no 045068 & 045121** 12. Copy of approved service estimates and plans needs to be submitted.

		Status – Applied on 19.07.2022 13. Quarterly progress report of the project w.e.f. registration of project till the end of the project needs to be provided. **Status – Submitted up to March 22.** 14. Interest cost paid to financial institution i.e., Rs.12.09 crore needs to be clarified. **Status – Loan sanction letter along with CHG-I form needs to be submitted** 15. Revised Form REP-II needs to be submitted. **Status - Submitted** 16. As per CA Certificate total no. of unsold units are two only however in part-J of the DPI estimated amount of sales proceeds in respect of unsold inventory is Rs. 18.24 crore. It needs to be clarified. **Status - Submitted**
17.	**Deficit documents**	1. REP-I (Part A-H) needs to be Submitted. 2. Corrections in online DPI needs to be done. 3. Copy of renewal of license no. 07 of 2016 needs to be submitted. 4. PERT Chart specifying date of completion needs to be submitted. 5. Copy of approved service estimates and plans needs to be submitted. 6. Interest cost paid to financial institution i.e., Rs.12.09 crore needs to be clarified – A certificate of zero dues has been submitted by the promoter.

Asha

Chartered Accountant
(Asha)

Shashank
11/8/22

Associate Engineer Executive
(Shashank Sharma)

Day and Date of hearing	Monday and 01.08.2022
Proceeding recorded by	Sh. Ram Niwas

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Vipul Sachdeva	Director		
2.	Sh. Rajiv Srivastava	GM	9958700716	
3.	Sh. Manoj Kumar	Project Engineer	8527266128	

PROCEEDINGS OF THE DAY

Proceedings dated 01.08.2022

Ms. Geeta Rathee Singh, Sr.Legal Officer and Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.

Sh. Vipul Sachdeva (Director), Sh. Rajiv Srivastava (GM) and Sh. Manoj Kumar (Project Engineer) are present on the behalf of promoter

.The promoter brought to the notice of the Authority that his bank account has been freezed by the bank for want of grant of extension of the registration of the above project and accordingly they are not in a position to submit the BG required for approval of service plan and estimates. The AR undertakes that approval of service plan estimates as well renewal of license shall be submitted within 3 months and a cheque of Rs. 25 lakhs as a security deposit for their timely submission shall be submitted. The AR further states that the QPR of the above project till June, 2022 has been submitted along with pending 4(2)(l)(D) and the construction of the towers is complete and shall be applying for OC within next 4-6 months. In view of the above the Authority decides to grant the requisite extension of one year i.e., up to 30.06.2023 in interest of allottees and for completion of the project without prejudice to the rights of individual allottees under section 18(1) which shall be governed by BBAs signed with individual allottees.

Vijay Kumar Goyal
Member, HARERA, Gurugram

Dr. K.K. Khandelwal
Chairman, HARERA, Gurugram