

HARYANA REAL ESTATE REGULATORY **AUTHORITY GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईस, गुरुग्राम, हरियाणा

Project - Arden 45 RERA-GRG-1330-2023

Hearing brief for project registration u/s 4

S.No.	Parti	culars	Details			
1.	Name	e of the project	Arden 45			
2.	Name	e of the promoter	M/s Uday Buildwell Pvt Ltd.			
3.	Natu	re of the project	Commercial project			
4.	Locat	tion of the project	Sector- 45, Gurugram			
5.	Legal prom	capacity to act as a	Collaborator			
6.	Name	e of license holder	Sh. Mahender Si	ngh S/o Sh. Ram Shara	File os eliteran n	
7.	Statu	s of project	New			
8.	Whet appli	her registration ed for whole/phase	Whole Project			
9.	Phase	e no. (if applicable)	N/A	N/A		
10.	Onlin	e application ID	RERA-GRG-PROJ-1330-2023			
11.	Licen	se no.	204 of 2022 date	ed 13.12.2022	valid upto 12.12.2027	
12.	Total	licensed area	0.65 acres Area to be registered 0.65 acres			
13.		letion date declared (2)(I)(C)	Not Submitted			
14.	QPR	compliances (if cable)	N/A			
			approvently of being heard on 01.05.3023.			
15.	appli	l)(D) compliances (if cable)		sard on 01.05.2023.	Spring to Tillumination	
15. 16.	appli Statu	cable) tory approvals either a	pplied for or obt	188	n. dit. et ankamalajos	
	Status S.No	cable)	pplied for or obt	ained prior to registr	ation Validity upto	
	appli Statu	cable) tory approvals either a	pplied for or obt	188	n. dit. et ankamalajos	
	Status S.No	cable) tory approvals either a	pplied for or obtained for other or obtained for or obtained for other or obtain	of approval	Validity upto	
	Status S.No	cable) tory approvals either a Particulars License Approval Zoning Plan	pplied for or obtained for or	of approval dated 13.12.2022	Validity upto	
	S.No i) ii)	cable) tory approvals either a Particulars License Approval Zoning Plan Approval Building plan	Date of 2022 DGTCP 8845 ZP-1712/PA(DI	dated 13.12.2022 dated 14.12.2022 K)/2023/9627 dated	Validity upto 12.12.2027	
	status S.No i) ii) iii) v)	cable) tory approvals either a Particulars License Approval Zoning Plan Approval Building plan Approval Environmental	Date of 2022 DGTCP 8845 ZP-1712/PA(D) 05. Not standard AAI/RHK/NR/A 29-32 date	dated 13.12.2022 dated 14.12.2022 K)/2023/9627 dated 04.2023	Validity upto 12.12.2027	
	status S.No i) ii) iii) v) vi)	cable) tory approvals either approval License Approval Zoning Plan Approval Building plan Approval Environmental Clearance Airport height clearance Fire scheme approval	Date of 2022 DGTCP 8845 ZP-1712/PA(DIO) Not S	dated 13.12.2022 dated 14.12.2022 K)/2023/9627 dated 04.2023 Submitted	Validity upto 12.12.2027 04.04.2028	
16.	applic Status S.No i) ii) iii) v) vi) vi)	cable) tory approvals either approval License Approval Zoning Plan Approval Building plan Approval Environmental Clearance Airport height clearance Fire scheme approval Service plan and estimate approval	Date of 2022 DGTCP 8845 ZP-1712/PA(D) 05. Not standard AAI/RHK/NR/A 29-32 date	dated 13.12.2022 dated 14.12.2022 K)/2023/9627 dated 04.2023 Submitted	Validity upto 12.12.2027 04.04.2028	
16.	status S.No i) ii) iii) v) vi)	cable) tory approvals either approval License Approval Zoning Plan Approval Building plan Approval Environmental Clearance Airport height clearance Fire scheme approval Service plan and estimate approval	Date of 2022 DGTCP 8845 ZP-1712/PA(DI 05. Not 3 AAI/RHK/NR/A 29-32 dat Not Submitted	dated 13.12.2022 dated 14.12.2022 K)/2023/9627 dated 04.2023 Submitted	Validity upto 12.12.2027 04.04.2028	
	applic Status S.No i) ii) iii) iv) v) vi) Fee do	cable) tory approvals either approval License Approval Zoning Plan Approval Building plan Approval Environmental Clearance Airport height clearance Fire scheme approval Service plan and estimate approval	Date of 2022 DGTCP 8845 ZP-1712/PA(D) 05. Not S AAI/RHK/NR/A 29-32 dat Not Submitted Not Submitted	dated 13.12.2022 dated 14.12.2022 K)/2023/9627 dated 04.2023 Submitted	Validity upto 12.12.2027 04.04.2028 23.01.2031	







-	Late fee	N/A			
	Total	Rs 2,07,148/-			
	DD Details	and an elaborative post of the standard to the standard standard to the standard sta			
	DD amount	Rs. 1,76,562/- Rs. 30,586/-			
	DD no. and date	500459 dated 27.03.2023 503689 dated 28.04.2023			
	Name of the bank issuing	ICICI Bank			
	Deficient amount	NIL			
18.	File Status	Date			
	File received on	10.04.2023			
	First notice Sent on	26.04.2023			
	First hearing on	01.05.2023			
	Second hearing on	15.05.2023			
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.

On 01.05.2023, Due to administrative work (Meeting of the Authority at Panchkula), the matter is adjourned to 15.05.2023.

The promoter has submitted a reply on 01.05,2023 which was scrutinized and the status of the documents is mentioned below;

20.	Present compliance
	status as on 15.05.2023
	of the deficiencies as
	conveyed in the notice
1	dated 26.04.2023.

- Deficit Fee- Rs 30,586/-1.
 - Status: Submitted vide DD no. 503689 dated 28.04.2023.
- 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.

Status: Not submitted.

Online DPI needs to be corrected.

Status: Not submitted.

4. Copy of BR-III needs to be submitted.

Status: Submitted.

- 5. Fire Scheme approval needs to be submitted. Status: Not submitted.
- Approved Service plans and estimates needs to 6. submitted.

Status: Not submitted.

- 7. Copy of Electrical load availability NOC needs to be submitted.
 - Status: Submitted. Memo no. Ch.-37/DGR-26B dated







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25	A1	71	172

8. Environmental Clearance needs to be submitted.
Status: Promoter stated that Environmental Clearance is not applicable. However, in this regard an affidavit/undertaking needs to be submitted by the promoter along with proof of non-applicability.

 Airport height clearance needs to be submitted.
 Status: Submitted. AAI/RHK/NR/ATM/NOC/2023/55/ 229-32 dated 24.01.2023.

10. LC IV needs to be submitted.

Status: Submitted.

11. Collaboration agreement needs to be submitted.

Status: Submitted but not for complete area. Collaboration agreement for complete area needs to be submitted along with GPA if any.

12. Information to the revenue department regarding the entry of license and collaboration agreement in the revenue record needs to be submitted.

Status: 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. Status: Needs to be resubmitted for complete land details

and certified on latest date.

14. Land title search report by advocate incorporation the bar enrolment number needs to be submitted.

Status: To be resubmitted incorporating Bar Enrolment number of advocate.

15. Copy of Forest NOC needs to be submitted.

Status: Submitted.

16. Approval of various agencies regarding the permission for external services like road access permission & storm water drainage needs to be submitted.

Status: Not submitted.

17. Undertaking regarding NCZ, Tree cutting, Powerline shifting and Forest land diversion needs to be submitted.

Status: Submitted.

18. Copy of Huda construction water NOC needs to be submitted.

Status: Submitted. Memo no. GMDA/SEW/2023/27 dated 09.01.2023.

Mining permission needs to be submitted.
 Status: Submitted. Memo no. 38 dated 10.04.2023.

Pert chart needs to be revised.
 Status: Submitted but 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.

Status: Not submitted.

22. Demarcation Plan superimposed on the approved layout plan needs to be submitted.

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A PARTY OF THE PROPERTY OF THE PARTY OF THE		RERA-GRG-1330-2023
		Status: Not submitted.
- I what is a second	23.	Draft Brochure needs to be submitted.
and all the second second many and a	Phys. T	Status: Not submitted.
Carlotte Date of the Control of the	24.	Cost of the land needs to be clarified according to the area
to look prime became from the war six	-17-12	applied for the registration.
		Status: Not clarified.
A Light and Christian Burn	25.	Loan sanction letter, disbursement and repayment schedule
VALUE OF VALUE OF A VA	- 5 Jul	needs to be provided.
The second secon	La llugg	Status: Not provided.
4.00	26.	Copy of paid challan of EDC, IDC and License fee needs to be
	10/35/2017	provided.
termination of an alesso mi	0.09974	Status: Submitted.
believe matter? over any import up hear	27.	CA certificate for non-default in payment of Debt and
be due to the contract of the same		liabilities needs to be Provided.
		Status: Submitted.
grow of an transaction areas cale and	28.	Bank undertaking needs to be provided.
Superior successor and promote than a sufficient	20.	Status: Not provided.
	29.	Quarterly schedule of estimated expenditure needs to be
	2.7.	provided.
many of the surface of the state of the same of the sa	Manual Principal	Status: Needs to be revised.
in the off their view afternoon and	30.	Affidavit of promoter regarding arrangement with the bank
The state of the s	30.	of master account needs to be submitted.
Street State of the court have been		
sometimes and the second of th	21	Status: Not submitted.
and an inches	31.	Non encumbrance certificate not below the rank of tehsildar
the are money to provide the last		needs to be submitted.
mentalistic series	22	Status: Not submitted.
scould ter Asa Same advocat persea	32.	Copy of Board Resolution for authorizing bank account
in the language of the same of	OFFI	operation needs to be provided.
200 pp. 200 pp	20	Status: Submitted.
	33.	Cash flow statement need to be provided.
to no senting our materials and man		Status: Needs to be revised.
1016 A UTOR STORESHIP SEEDS DED	34.	KYC of Authorised person to operate separate bank account
The state of the s	5 58 W	needs to be provided.
	981 11	Status: Submitted.
garrier animaway garrian are Last	35.	REP II needs to be provided.
. Handridus ell of all the dia	SCHOOL STAND	Status: Not submitted.
	36.	CHG form needs to be provided.
ed at these 20% rece pathur	nego i	Status: Not submitted.
	37.	CA certificate for expenditure incurred and to be incurred
Memo no Grana/Sale/127	Dny.	needs to be provided.
	2.5	Status: Needs to be revised.
de to be an insurand	38.	Copy of paid challan of EDC, IDC and license fee needs to be
EXOLOGO Photoly Be on one	W bas	provided.
bacter	80 928	Status: Submitted.
Just 199 50 of Eines	39.	Project report needs to be provided.
mid moterflow at suscension	TEST.	Status: Not submitted.
metaving limit leads thin as a sold fine	40.	MOA, AOA, and COI need to be provided.
provide the distribution of the best line	ATE OF	Status: Submitted.
	41	KYC of directors and promoter (PAN, TAN & GST) needs to
	4	INTO DE ULICULO ALLO DEDITIONEL LEAN TAN A GALL REPORT IA
longs become self of become	41.	be provided.





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La latin	42. KYC of Project proponents needs to be provided.	
and about the state of the state of	Status: Not submitted.	
The second second	43. Affidavit of auto credit of 10% of receipts from	the separate
	account needs to be provided.	
	Status: Submitted.	
1 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	44. CA certificate for REP I needs to be provided.	
The second second	Status: Not submitted.	
Remarks	1. The annexures in the online application are not	
Kemarks		The state of the s
	well as the correction needs to be done in the application.	onine (A-H)
	2. Online DPI needs to be corrected.	
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	5. Affidavit/undertaking for non applicability of En	
of sett sense tellen		long with
	proof/notification of non applicability.	
	6. Collaboration agreement needs to be submitted	or complete
	area along with GPA if any.	. Total
	7. Mutation, Jamabandi and Aks-shajra for comple	
	certified on the latest date not more than six n	
	from the date of application needs to be submitted	
	8. Land title search report by advocate incorpora	tion the bar
	enrolment number needs to be submitted.	
	9. Approval of various agencies regarding the pe	
	external services like road access permission &	storm water
	drainage needs to be submitted.	
	10. Pert chart needs to be revised.	
	11. Allottee related draft documents i.e., applic	
	allotment letter, BBA and Conveyance deed a	
	receipt needs to be submitted as per prescribed in	
	12. Demarcation Plan superimposed on the appr	oved layout
	plan needs to be submitted.	
	13. Draft Brochure needs to be submitted.	
	14. Cost of the land needs to be clarified according	to the area
	applied for the registration.	
	15. Loan sanction letter, disbursement and repayment	ent schedule
	needs to be provided.	
	16. Bank undertaking needs to be provided.	
	17. Quarterly schedule of estimated expenditure	needs to be
	revised.	
	18. Affidavit of promoter regarding arrangement w	ith the bank
	of master account needs to be submitted.	
	19. Non encumbrance certificate not below the rank	of tehsildar
	needs to be submitted.	
	20. Cash flow statement need to be revised.	
	21. REP II needs to be provided.	
	22. CHG form needs to be provided.	
	23. CA certificate for expenditure incurred and to	be incurred
	needs to be provided.	





EXPENDED THE COMMENCE		RERA-GRG-1330-2023
The street street street	24.	Project report needs to be provided.
	25.	KYC of Project proponents needs to be provided.
Andrea attended and Tomaco and I	26.	CA certificate for REP I needs to be provided.
Asha Asha	10 (10 (10 (10 (10 (10 (10 (10 (10 (10 (Sumeet
Chartered Accountant		Engineering Officer
Day and Date of hearing		lay and 15.05.2023
Proceeding recorded by		Niwas
	PRO	CEEDINGS OF THE DAY
Sh. Yudhveer (AR) is present on be The AR of the promoter is direct adjourned and to come up on 05.06 (Sanjeev Kumar Arora)	ted to su	abmit the deficit documents mentioned above. The matter is (Ashok Sangwan)
Member, HARERA		Member, HARERA
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V.1 ->		Maria Company
(Vijay Kumar Goyal)	orlar on di	(Arun Kumar Gupta)
Member, HARERA	Jan artest	Chairman, HARERA