

**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	<b>Area to be registered</b> 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.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>
	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	AAI/RHK/NR/ATM/NOC/2023/55/2 29-32 dated 24.01.2023
	vi)	Fire scheme approval	Not Submitted
	vii)	Service plan and estimate approval	LC-4884/JE(SJ)/2023/13675 dated 09.05.2023
17.	<b>Fee details</b>		
	Registration fee	4603.293 sqm * 1.75 * 20 = Rs 1,61,115/-	
	Processing fee	4603.293 sqm * 10 = Rs 46,033/-	

	<b>Late fee</b>	N/A
	<b>Total</b>	Rs 2,07,148/-
	<b>DD Details</b>	
	<b>DD amount</b>	Rs. 1,76,562/- Rs. 30,586/-
	<b>DD no. and date</b>	500459 dated 27.03.2023 503689 dated 28.04.2023
	<b>Name of the bank issuing</b>	ICICI Bank
	<b>Deficient amount</b>	NIL
<b>18.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	10.04.2023
	<b>First notice Sent on</b>	26.04.2023
	<b>First hearing on</b>	01.05.2023
	<b>Second hearing on</b>	15.05.2023
	<b>Third hearing on</b>	05.06.2023
<b>19.</b>	<p><b>Case History:</b></p> <p>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.</p> <p>On 01.05.2023, Due to administrative work (Meeting of the Authority at Panchkula), the matter is adjourned to 15.05.2023.</p> <p>The promoter has submitted a reply on 01.05.2023 which was scrutinized and the deficiencies were conveyed to the promoter.</p> <p>On 15.05.2023, Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case. Sh. Yudhveer (AR) is present on behalf of the promoter. The AR of the promoter is directed to submit the deficit documents mentioned above. The matter is adjourned and to come up on 05.06.2023.</p> <p>The promoter has submitted a reply on 12.05.2023 which was scrutinized and the status of the documents is mentioned below;</p>	
<b>20.</b>	<b>Present compliance status as on 05.06.2023 of the deficiencies as conveyed in the hearing dated 15.05.2023.</b>	<ol style="list-style-type: none"> <li>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. Status: Not submitted.</li> <li>2. Online DPI needs to be corrected. Status: Not submitted.</li> <li>3. Fire Scheme approval needs to be submitted. Status: Not submitted.</li> <li>4. Approved Service plans and estimates needs to be submitted. <b>Status: Submitted. Approved vide memo no LC-</b></li> </ol>



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	<p><b>4884/JE(SJ)/2023/13675 dated 09.05.2023.</b></p> <ol style="list-style-type: none"><li>5. Affidavit/undertaking for non applicability of Environmental Clearance needs to be submitted along with proof/notification of non applicability. Status: Not submitted.</li><li>6. Collaboration agreement needs to be submitted for complete area along with GPA if any. Status: Not submitted.</li><li>7. Mutation, Jamabandi and Aks-shajra for complete land area certified on the latest date not more than six months prior from the date of application needs to be submitted. Status: Not submitted.</li><li>8. Land title search report by advocate incorporation the bar enrolment number needs to be submitted. Status: Not submitted.</li><li>9. Approval of various agencies regarding the permission for external services like road access permission &amp; storm water drainage needs to be submitted. Status: Not submitted.</li><li>10. Pert chart needs to be revised. Status: Not submitted.</li><li>11. 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.</li><li>12. Demarcation Plan superimposed on the approved layout plan needs to be submitted. Status: Not submitted.</li><li>13. Draft Brochure needs to be submitted. Status: Not submitted.</li><li>14. Cost of the land needs to be clarified according to the area applied for the registration. Status: Not submitted.</li><li>15. Loan sanction letter, disbursement and repayment schedule needs to be provided. Status: Not submitted.</li><li>16. Bank undertaking needs to be provided. Status: Not submitted.</li><li>17. Quarterly schedule of estimated expenditure needs to be revised. Status: Not submitted.</li><li>18. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Not submitted.</li><li>19. Non encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Not submitted.</li><li>20. Cash flow statement need to be revised. Status: Not submitted.</li><li>21. REP II needs to be provided. Status: Not submitted.</li></ol>
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**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

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

		<p>22. CHG form needs to be provided. Status: Not submitted.</p> <p>23. CA certificate for expenditure incurred and to be incurred needs to be provided. Status: Not submitted.</p> <p>24. Project report needs to be provided. Status: Not submitted.</p> <p>25. KYC of Project proponents needs to be provided. Status: Not submitted.</p> <p>26. CA certificate for REP I needs to be provided. Status: Not submitted.</p>
	<p><b>Remarks</b></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. Fire Scheme approval needs to be submitted.</p> <p>4. Affidavit/undertaking for non applicability of Environmental Clearance needs to be submitted along with proof/notification of non applicability.</p> <p>5. Collaboration agreement needs to be submitted for complete area along with GPA if any.</p> <p>6. Mutation, Jamabandi and Aks-shajra for complete land area certified on the latest date not more than six months prior from the date of application needs to be submitted.</p> <p>7. Land title search report by advocate incorporation the bar enrolment number needs to be submitted.</p> <p>8. Approval of various agencies regarding the permission for external services like road access permission &amp; storm water drainage needs to be submitted.</p> <p>9. Pert chart needs to be revised.</p> <p>10. 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.</p> <p>11. Demarcation Plan superimposed on the approved layout plan needs to be submitted.</p> <p>12. Draft Brochure needs to be submitted.</p> <p>13. Cost of the land needs to be clarified according to the area applied for the registration.</p> <p>14. Loan sanction letter, disbursement and repayment schedule needs to be provided.</p> <p>15. Bank undertaking needs to be provided.</p> <p>16. Quarterly schedule of estimated expenditure needs to be revised.</p> <p>17. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.</p> <p>18. Non encumbrance certificate not below the rank of tehsildar needs to be submitted.</p> <p>19. Cash flow statement need to be revised.</p> <p>20. REP II needs to be provided.</p> <p>21. CHG form needs to be provided.</p>






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 <b>Asha</b> Chartered Accountant		 <b>Sumeet</b> Engineering Officer
<b>Day and Date of hearing</b>	Monday and 05.06.2023	
<b>Proceeding recorded by</b>	Ram Niwas	
<b>PROCEEDINGS OF THE DAY</b>		
Proceedings dated: 05.06.2023. Coram is not complete. The matter is placed before the authority and as per the directions of authority the matter is adjourned to 07.06.2023.		
		 <b>Planning Coordinator</b> By orders of Authority

