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HARERA
GURUGRAM

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 लाईंस गुरुग्राम, हरियाणा

Project Yash Vihar
Promoter M/s KSD Buildtech Pvt. Ltd.

PROJECT HEARING BRIEF FOR EXTENSION OF REGISTRATION U/S 6 OF THE ACT, 2016					
SNo.	**Particulars**	**Details**			
1.	**Name of the project**	Yash Vihar			
2.	**Name of the promotor**	M/s KSD Buildtech Pvt. Ltd.			
3.	**Nature of the project**	Residential Plotted Colony under DDJAY			
4.	**Location of the project**	Sector- 05, Pataudi, Gurugram			
5.	**Legal capacity to act as a promoter**	Licensee			
6.	**Name of the license holder**	M/s KSD Buildtech Pvt. Ltd.			
7.	**Whether registration applied for whole**	Whole			
8.	**Phase no.**	N/A			
9.	**Online application ID**	RERA-GRG-1375-2023			
10.	**License no.**	94 of 2017		Valid up to 05.11.2022	
11.	**Total licensed area**	7.70 Acres	**Area registered**	7.70 Acres	
12.	**RERA Registration No.**	36 of 2020 dated 16.10.2020 and valid up to 05.11.2022			
13.	**Project completion date as declared u/s 4(2)(l)(c)**	REP-II needs to be submitted			
14.	**QPR compliance**	Submitted			
15.	**4(2)(l)(D) compliance**				
16.	**Statutory approvals either applied for or obtained prior to registration**				
	S.No	**Particulars**	**Date of approval**	**Validity up to**	
	i)	**License Approval**	06.11.2017	05.11.2022	
	ii)	**Zoning Plan Approval**	Not submitted		
	iii)	**Layout plan Approval**	06.11.2017		
	iv)	**Environmental Clearance**	N/A		
	v)	**Airport height clearance**	N/A		

	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	02.09.2022
	viii)	Electricity load availability connection	15.07.2022
17.	Fee details		
	Registration fee		(29927.16 x 10) + (1233.64 x 20) =Rs. 3,23,945 /-
	Processing fee at the time of registration		31160.8 x 10 =Rs. 3,11,608/-
	Extension fee		Rs. 1,61,973 /-
	Processing Fee at the time of extension		31160.8 x 10 =Rs. 3,11,608/-
	Late fee		450% of extension fee = Rs. 7,28,876/-
	Total fee		Rs. 18,38,010/-
18.	Amount submitted at the time of registration		Rs. 5,00,000/- Rs. 1,67,000/- Rs. 180/-
	DD no. and date for registration		002565 dated 15.11.2019 002629 dated 17.01.2020 002727 dated 17.07.2020
	Name of the bank issuing		The Nainital Bank Ltd
	Amount submitted for extension		Rs. 79,800/-
	DD no. and date for extension		075196 dated 17.04.2023
	Name of issuing bank		The Nainital Bank Ltd
	Total fee paid		Rs. 7,46,980/-
	Deficient amount		1838010- 746980 **= Rs. 10,91,030/-**
19.	File Status		**Date**
	Project received on		03.05.2023
	Notice dispatched on		24.05.2023
20.	Case history- The promoter i.e., M/s KSD Buildtech Pvt. Ltd. has applied on dated 03.05.2023 for extension of their affordable residential plotted colony under DDJAY namely "Yash Vihar" in sector-05, Pataudi, Gurugram. The project was registered by the Authority vide RC No. RC/REP/HARERA/GGM/420/152/2020/36 dated 16.10.2020 and valid up to 05.11.2022 for the license no. 94 of 2017 dated 06.11.2017 for an area measuring 7.70 acres		

	The promoter has now applied for the extension of the project u/s 6 of Act of 2016. On scrutiny of the application, it was found that there were deficiencies in the application and an opportunity of hearing is provided on 29.05.2023	
21.	**Present compliance status as on 29.05.2023 of deficient documents as conveyed in deficiency notice**	1. Correction in online DPI needs to be done. **Status: Not done** 1. Deficit fee of Rs. 10,91,030/-needs to be paid. **Status: Not paid** 2. REP- V needs to be corrected and resubmitted. **Status: Not paid** 3. Renewal of license no. 94 of 2017 dated 06.11.2017 needs to be submitted. **Status: Not submitted** 4. Original registration certificate of the project needs to be returned. **Status: Not submitted** 5. Project report along with the brochure of the current project and project photos specifying the development at site needs to be submitted. **Status: Not submitted** 6. Mutation, jamabandi and aks shijra duly certified by a revenue officer not more than six months prior to the date of application for extension needs to be submitted. **Status: Not submitted** 7. Non encumbrance certificate issued by a revenue officer not below the rank of Tehsildar not prior than three months from the date of application for extension needs to be submitted. **Status: Not submitted** 8. Approved zoning plan needs to be submitted. **Status: Not submitted** 9. PERT chart specifying the date of completion of the project needs to be submitted. **Status: Not submitted** 10. Copy of draft allotment letter, agreement for sale, conveyance deed, application form and payment receipt by which the units have been allotted/ booked in favour of buyers need to be submitted. **Status: Not submitted** 11. Sales deed needs to be provided. **Status: Not submitted** 12. Quarterly schedule of estimated expenditure needs to be provided. **Status: Not submitted** 13. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. **Status: Not submitted** 14. Cash flow statement need to be provided. **Status: Not submitted**

		15. REP II needs to be provided. **Status: Not submitted** 16. CA certificate for expenditure incurred and to be incurred needs to be submitted. **Status: Not submitted** 17. Bank undertaking needs to be provided. **Status: Not submitted** 18. Copy of paid challan of EDC and IDC needs to be provided. **Status: Not submitted** 19. Financial resources need to be met with project cost, therefore financial resources needs to be corrected. **Status: Not corrected** 20. Land cost needs to be clarified according to area apply for registration. **Status: Not clarified** 21. CA certificate for non-default needs to be provided. **Status: Not submitted**
22.	**Remarks**	No reply has been submitted in the Authority yet.

(Asha)
Chartered Accountant

(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 29.05.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 29.05.2023

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. is present on the behalf of the promoter.

Sh. Aman, authorised representative present on behalf of the promoter . Reply has been filed by the promotor and seeks two weeks' time to rectify the deficiencies.

Matter to come up on 12.06.2023 for further proceedings.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA