

Project The Ridge
Promoter M/s 4S Developers Pvt. Ltd.

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016				
SNo.	Particulars	Details		
1.	Name of the project	The Ridge		
2.	Name of the promotor	M/s 4S Developers Pvt. Ltd.		
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 59 & 63A, Gurugram		
5.	Legal capacity to act as a promoter	Licensee		
6.	Name of the license holder	M/s 4S Developers Pvt. Ltd.		
7.	Whether registration applied for whole	Whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1376-2023		
10.	License no.	92 of 2023 21.04.2023		Valid up to 20.04.2028
11.	Total licensed area	7.434375 Acres	Area to be registered	7.434375 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	20.04.2028		
13.	QPR compliance	N/A		
14.	4(2)(I)(D) compliance	N/A		
15.	Compliance of conditions of RC	N/A		
16.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	21.04.2023	20.04.2028
	ii)	Zoning Plan Approval	Not submitted	
	iii)	Layout plan Approval	26.04.2023	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	



Project The Ridge
Promoter M/s 4S Developers Pvt. Ltd.

	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Not submitted
	viii)	Electricity load availability connection	Not submitted
17.	Fee details		
	Registration fee	(28882.367 x 10) + (1203.432 x 20) =Rs. 3,12,893/-	
	Processing Fee	30085.799 x 10 = Rs. 3,00,858/-	
	Late fee	Nil	
	Total fee	Rs. 6,13,751/-	
18.	DD amount	Rs. 2,98,203/- Rs. 3,10,129/-	
	DD no. and date	507731 dated 28.04.2023 507730 dated 28.04.2023	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	Rs. 5,419/-	
19.	File Status	Date	
	Project received on	11.05.2023	
	Notice sent on	31.05.2023	
	1 st hearing on	05.06.2023	
20.	Case history-		
	The promoter i.e., M/s 4S Developers Pvt. Ltd. has applied on dated 11.05.2023 for registration of their affordable plotted colony under DDJAY namely "The Ridge" located at Sector 59 & 63A, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016. This application relates to the license no. 92 of 2023 dated 21.04.2023 and valid up to 20.04.2028 issued by the DTCP in favour of M/s 4S Developers Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 7.434375 acres in sector- 59 & 63A, Gurugram. The current project comprises of 115 residential plots and a commercial block being developed by M/s 4S Developers Pvt. Ltd. On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided on 05.06.2023 <u>Proceedings dated 05.06.2023</u>		

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
भारत की संसद द्वारा पारित किया गया
2016 के अधिनियम संख्यांक 16

16



	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.	
21.	Present compliance status as on 05.06.2023 of deficient documents as conveyed in deficiency notice	1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status: Not done 2. Corrections marked on the hard copy of online DPI need to be done. Status: Not done 3. Deficit fee of Rs. 5,419/- needs to be paid. Status: Not paid 4. Project report needs to be revised. Status: Not submitted 5. Aks shijra duly certified by a revenue officer not more than six months prior to the date of application needs to be submitted. Status: Not submitted 6. Approved service plans and estimates need to be submitted. Status: Not submitted 7. Electrical load availability connection needs to be submitted. Status: Not submitted 8. Superimposed demarcation plan on approved layout plan needs to be submitted. Status: Not submitted 9. Approved zoning plan needs to be submitted. Status: Not submitted 10. PERT chart of the project proposed needs to be submitted. Status: Not submitted 11. Payment plan needs to be revised. Status: Not submitted 12. Cost of the land needs to be clarified according to the area applied for the registration. Status: Not clarified 13. Loan sanction letter, disbursement and repayment schedule needs to be provided. Status: Not submitted 14. CA certificate for expenditure incurred and to be incurred needs to be submitted. Status: Not submitted



HARERA
GURUGRAM

Project The Ridge
Promoter M/s 4S Developers Pvt. Ltd.

		15. Quarterly schedule of estimated expenditure needs to be provided. Status: Not submitted 16. Cash flow statement need to be provided. Status: Not submitted 17. CHG form needs to be provided. Status: Not submitted 18. Others in financial resources needs to be clarified. Status: Not clarified 19. Copy of paid challan of EDC, IDC and License fee needs to be submitted. Status: Not submitted 20. CA certificate for REP 1 needs to be submitted. Status: Not submitted
22.	Remarks	Notice dispatched on 31.05.2023. No reply submitted in the Authority yet.
<i>Asha</i> (Asha) Chartered Accountant		<i>(Ar. Neeraj Gautam)</i> (Ar. Neeraj Gautam) Associate Architectural Executive

Day and Date of hearing	Wednesday and 07.06.2023
Proceeding recorded by	Sh. Ram Niwas
PROCEEDINGS OF THE DAY	
Proceedings dated 07.06.2023 Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Authorised representative is not present. Reply is awaited. The matter to come up on 26.06.2023. All deficiencies must be addressed by 19.06.2023.	
<i>(Sanjeev Kumar Arora)</i> (Sanjeev Kumar Arora) Member, HARERA <i>(on EL)</i> (Vijay Kumar Goyal) Member, HARERA	<i>(Ashok Sangwan)</i> (Ashok Sangwan) Member, HARERA <i>(Arun Kumar Gupta)</i> (Arun Kumar Gupta) Chairman, HARERA

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 अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16