

## 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 - Phase-III, Part 2 (Block T5- Tower T6, T7, T8, T9, T10, T11, T12) & (Block T4 - Tower T14)

RERA-GRG-1337-2023

Hearing brief for registration of Project u/s 4

S.No.	Partie	culars	Details			
1.	Name	of the project	Phase-III, Part 2 (Block T5- Tower T6, T7, T8, T9, T10, T11, T12) & (Block T4 – Tower T14)			
2.	Name	of the promoter	M/s Sare Gurugram Pvt. Ltd. (In CIRP)			
3.		e of the project	Group Housing		dance at a 1800	
4.	Locat	ion of the project	Sector- 92, Gurugra	ım		
5.	Legal	capacity to act as a	Not Clarified - (Dev	elopment Manager	authorized by NCLT t	o develop
	prom	oter	the project under IBC)			
6.	Name	of the license holder	S.A Infracon Pvt. Lt	d. and Others	south borson control	
7.	Statu	s of project	Ongoing	or 1910 El Canding	Name of the back	
8.	Whet	her registration ed for whole	NO (In 7 phases)	Selection of the select	Palicient amount	
	Phase no.		3 (Part 2)	scale Park		
9.	Onlin	e application ID	RERA-GRG-PROJ-1	337-2023		
10.	Licen	se no.	44 of 2009 dat 68 of 2011 dat	ed 14.08.2009. ed 21.07.2011.	valid up to 13.08.2 valid up to 29.07.2	
11.	Total	licensed area	48.8180 acres	Area to be registered		(FAR -
12.	Proje	cted completion date	31.12.2030.			
13.	QPR Compliances (if Not submitted as promoter said these complies was not fulf earlier developer and they are developing the same under IB same is not applicable.  4(2)(1)(D) Compliances (if Not submitted as promoter said these complies was not fulf		BC so the			
14.		cable)	Not submitted as promoter said these complies was not fulfilled by earlier developer and they are developing the same under IBC so the same is not applicable.			
15.	Statutory approvals either applied for or obtained prior to registration					
	S.No	Particulars	Date of a	approval	Validity up	to
	i)	License Approval		red 14.08.2009. red 21.07.2011.	13.08.202	
	ii)	Zoning Plan Approval		CP 2643 dated .2011	1000	
	iii)	Revalidated Building plan Approval	7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7	017/17147 dated 2.2017	14.02.202 Expired (Applied validation	d for re-
	iv)	Environmental Clearance	SEIAA/HR/10301	dated 10.05.2010	09.05.201 (Expired)	7
	v)	Airport height clearance		/3221/232-1236 .08.2012	01.08.201 (Expired)- Clari submitted for non	fication
				ated 10.04.2023		



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	vii)	Service plan and estimate approval	LC-1635-BJE(VA)/2013/30253 dated 06.02.2013	
16.	Fee Details			
	Regist	tration Fee	75,374.988 * 1.75 * 10 = Rs 13,19,062/-	
	Proce	ssing Fee	75,374.988 * 10 = Rs 7,53,750/-	
	Late F	'ee	500% of the registration fee	
	AT OCT OF BY IT OF BUILD		Rs 65,95,310/-	
	Processing fee (charged at		Rs 7,53,750/-	
	the time of application u/s		plant magazinilare 2 2 M rainings and to sensit 2 13	
	7(3) to be forfeited as the		grimali questo de descripció de servicio de la constante de la	
		rejected)	nemental Strength of the project of the strength of the streng	
to viels	Total	Fee	Rs 94,21,872/-	
17.	RTGS amount		Rs 5,00,000/-	
	RTGS no. and date		029908541661/18590069 and 02.11.2022	
	Name of the bank issuing		ICICI Bank	
	Defici	ent amount	Rs 89,21,872/-	
18.	File Status		Date Hother of Avidage 1	
	File received on		04.05.2023	
	First notice Sent on		24.05.2023	
	First l	hearing on	29.05.2023	
-	1 (0.00	THE RESERVE OF THE PARTY OF THE		

## 19. Case History:

The Promoter M/s Sare Gurugram, Pvt. Ltd. applied for the registration of real estate group housing colony namely "Phase-III, Part 2 (Block T5- Tower T6, T7, T8, T9, T10, T11, T12) & (Block T4 – Tower T14)" located at Sector-92, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 52722 dated 04.05 .2023 and RPIN-613. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1337-2023.

The project area for registration is 10.55 acres and the licensed area is 48.8180 acres vide License no -44 of 2009 dated 14.08.2009 which is valid upto 13.08.2024 and 68 of 2011 dated 21.07.2011 which is valid upto 29.07.2024.

The project is to be developed in 7 phases.

Details of Phases	Area	Registration no.	OC Status
Phase 1	4.23 acres	Tental ox 190	OC obtained and possession
Phase 2	7.79 acres	tides veises	handed over. Being managed by RWA
Phase 3 (Part 1)	6.89 acres	10571-22	OC obtained
Phase 3 (Part 2)	10.55 acres	DIRVINE CONTRACTOR	Applied for registration u/s 4
Phase 4	11.05 acres	270 of 2017 Registration Expired	Applied for continuation u/s 7(3)
Phase 5	5.54 acres	262 of 2017 Registration Expired	Applied for continuation u/s 7(3)





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RFRA	-CRG-	1337	-2023
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Phase 6	2.66 acres	364 of 2017 Registration Expired	-
Phase 7	0.11 acres	275 of 2017 Registration Expired	-
Total Area	48.8180 acres	e so ginulo 2 tent . R . P 20 XXV gardina	

The company is currently undergoing Corporate Insolvency Resolution Process ("CIRP") under the terms and provisions of the Insolvency and Bankruptcy Code, 2016 ("IBC") vide order passed by Hon'ble National Company Law Tribunal, Principal Bench ("Hon'ble NCLT)") in the matter of Asset Care Reconstruction Enterprises Limited v. Sare Gurugram Private Limited in Company Petition No. (IB) 300/(PB)/ 2020. NCLT vide its order dated 9th March 2021 appointed Mr. Ajit Gyanchand Jain [IBBI/IPA-001/IP-P00368/2017-18/10625], as the interim resolution professional ("IRP") of M/s. Sare Gurugram Private Limited (formerly known as Ramprastha Sare Realty Private Limited) ("Corporate Debtor") and subsequently he has been confirmed as RP by the CoC in their second CoC meeting, to run Sare Gurugram Pvt. Ltd. during the period of CIRP for inter alia the revival and rehabilitation of the Company.

During the CIRP period, KGK-Dhoot Consortium (Between M/s KGK Realty (India) Pvt. Ltd. and M/s Dhoot Infrastructure Projects Ltd) has been selected as Successful Resolution Applicant and has been sent to NCLT for consideration. In the meantime, the CoC has appointed them as "Development Manager" and have executed necessary "Development Management Agreement" with them to run this company as ongoing concern under RP and obtain all approvals / registrations / extension of same etc.

Now, the promoter applied for the registration of Phase-3 (Part 2).

The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/613 dated 24.05.2023 was issued to the promoter with an opportunity of being heard on 29.05.2023.

The status of documents is mentioned below.

20.	Present con	mpliance status		
	as on 2	29.05.2023 of		
	deficient	documents		
	conveyed vide notice dated			
	24.05.2023.			
		and makes as the later		

- COD/ BIP permission needs to be submitted as the legal capaci
  of the application in not clear. Further, it is also a condition of t
  renewal of license.
- 2. Deficit Fee Rs 89,21,872/- needs to be submitted.
- 3. The annexures in the online application are not uploaded as was correction needs to be done in the online (A-H) application.
- 4. Online DPI needs to be corrected.
- 5. Revalidated building plan needs to be submitted.
- 6. Renewed Environment Clearance needs to be submitted.





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7.	. Mutation, jamabandi and aks-shajra	duly certified by reven
	officer six months prior to date of	
	submitted.	

- 8. Land title search report needs to be submitted.
- 9. Tree Cutting permission, Forest Land diversion and Powerli shifting NOC (if applicable) otherwise the affidavit for no applicability needs to be submitted.
- 10. Non-encumbrance certificate not below the rank of tehsildar nee to be submitted.
- 11. Copy of demarcation plan superimposed on the layout plant alongwith the demarcation of all the phases needs to be submitted.
- 12. Pert chart needs to be submitted.
- 13. Draft Application form needs to be submitted.
- 14. Draft Allotment letter needs to be revised as per the prescrib format.
- 15. Draft BBA needs to be revised as per the prescribed format.
- 16. Draft Conveyance deed needs to be submitted.
- 17. Draft brochure needs to be submitted.
- 18. Project report needs to be submitted.
- CA certificate for Expenditure to be incurred and incurred needs be corrected.
- 20. Loan sanction letter, disbursement and repayment schedule nee to be submitted.
- 21. Copy of sales deed needs to be submitted.
- 22. Quarterly schedule of estimated expenditure needs to submitted.
- 23. Affidavit of promoter regarding arrangement with the bank master account needs to be corrected.
- 24. Non encumbrance certificate not below the rank of tehsildar nee to be submitted.
- 25. Board resolution for operation of bank account needs to submitted.
- 26. KYC of person authorised of bank account needs to be submitted
- Copy of project consultants i.e., Architect, Structural Engine Chartered Accountant, MEP consultant, Proof consultant needs be submitted.
- 28. Cash flow statement need to be submitted.
- 29. REP II needs to be submitted.
- 30. Land cost needs to be clarified as per area apply for registratic needs to be submitted.
- 31. Rate of EDC, IDC and conversion charges needs to be filled as p LOI.





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21.	Remarks	The promoter did not submit any reply. All the above mentioned deficiencies are remaining.
	Asha Chartered Accountant	Ashish Kush Planning Executive
	Day and Date of hearing	Monday and 29.05.2023
Proceeding recorded by		Ram Niwas
		PROCEEDINGS OF THE DAY

Proceedings dated: 29.05.2023.

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Janardhan (AR) and Sh. Kishore Kumar (AR) are present on behalf of the promoter.

The AR of the promoter stated that the reply has been submitted on 26.05.2023. The office to examine the same.

Further, the promoter requests to waive off the late fee imposed for delay in filing the application for registration. The AR is directed to submit the detailed representation regarding the same and the same to be put up on file before the Authority.

The matter to come up on 12.06.2023.

(Sanjeev Kumar Arora) Member, HARERA

(Vijay Kumar Goyal) Member, HARERA (Ashok Sangwan) Member, HARERA

Arun Kumar Gupta) Chairman, HARERA