

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, 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.	Particulars	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.	Nature of the project	Group Housing	
4.	Location of the project	Sector- 92, Gurugram	
5.	Legal capacity to act as a promoter	Not Clarified - (Development Manager authorized by NCLT to develop the project under IBC)	
6.	Name of the license holder	S.A Infracon Pvt. Ltd. and Others	
7.	Status of project	Ongoing	
8.	Whether registration applied for whole	NO (In 7 phases)	
	Phase no.	3 (Part 2)	
9.	Online application ID	RERA-GRG-PROJ-1337-2023	
10.	License no.	44 of 2009 dated 14.08.2009. 68 of 2011 dated 21.07.2011.	valid up to 13.08.2024. valid up to 29.07.2024.
11.	Total licensed area	48.8180 acres	Area to be registered 10.55 acres (FAR - 75,374.988 sqm)
12.	Projected completion date	31.12.2030.	
13.	QPR Compliances (if applicable)	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.	
14.	4(2)(I)(D) Compliances (if applicable)	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	Validity upto
	i)	License Approval	13.08.2024. 29.07.2024.
	ii)	Zoning Plan Approval	
		DRG. NO. DG,TCP 2643 dated 22.07.2011	
	iii)	Revalidated Building plan Approval	14.02.2022 Expired (Applied for re-validation)
	iv)	Environmental Clearance	09.05.2017 (Expired)
	v)	Airport height clearance	01.08.2017 (Expired)- Clarification submitted for non-renewal
	vi)	Fire scheme approval	-





	vii) Service plan and estimate approval	LC-1635-BJE(VA)/2013/30253 dated 06.02.2013		
16.	<b>Fee Details</b>			
	Registration Fee	75,374.988 * 1.75 * 10 = Rs 13,19,062/-		
	Processing Fee	75,374.988 * 10 = Rs 7,53,750/-		
	Late Fee	500% of the registration fee Rs 65,95,310/-		
	Processing fee (charged at the time of application u/s 7(3) to be forfeited as the same rejected)	Rs 7,53,750/-		
	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		
	Deficient amount	Rs 89,21,872/-		
18.	File Status	Date		
	File received on	04.05.2023		
	First notice Sent on	24.05.2023		
	First hearing on	29.05.2023		
19.	<b>Case History:</b>			
	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.			
		<b>Details of Phases</b>	<b>Area</b>	<b>Registration no.</b>
		Phase 1	4.23 acres	
		Phase 2	7.79 acres	
	Phase 3 (Part 1)	6.89 acres	-----	
	Phase 3 (Part 2)	10.55 acres		
	Phase 4	11.05 acres	270 of 2017 Registration Expired	
	Phase 5	5.54 acres	262 of 2017 Registration Expired	
			<b>OC Status</b>	
			OC obtained and possession handed over. Being managed by RWA	
			OC obtained	
			Applied for registration u/s 4	
			Applied for continuation u/s 7(3)	
			Applied for continuation u/s 7(3)	



<b>Phase 6</b>	2.66 acres	364 of 2017 Registration Expired	-
<b>Phase 7</b>	0.11 acres	275 of 2017 Registration Expired	-
<b>Total Area</b>	<b>48.8180 acres</b>		

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 1<sup>st</sup> 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.


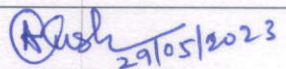




<b>20. Present compliance status as on 29.05.2023 of deficient documents conveyed vide notice dated 24.05.2023.</b>	<ol style="list-style-type: none"> <li>1. COD/ BIP permission needs to be submitted as the legal capacity of the application is not clear. Further, it is also a condition of the renewal of license.</li> <li>2. Deficit Fee - Rs 89,21,872/- needs to be submitted.</li> <li>3. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</li> <li>4. Online DPI needs to be corrected.</li> <li>5. Revalidated building plan needs to be submitted.</li> <li>6. Renewed Environment Clearance needs to be submitted.</li> </ol>
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21.	Remarks	The promoter did not submit any reply. All the above mentioned deficiencies are remaining.
	 Asha Chartered Accountant	 29/05/2023 Ashish Kush Planning Executive
	Day and Date of hearing	Monday and 29.05.2023
	Proceeding recorded by	Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>		
<p>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.</p>		
	 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA
	 (Vijay Kumar Goyal) Member, HARERA	 (Arun Kumar Gupta) Chairman, HARERA



