

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

**Promoter Name: M/s Dishita Infra Pvt. Ltd.**  
**Project Name: Yashika Green Square**
**PROJECT HEARING BRIEF FOR REGISTRATION U/S 4**

S.No.	Particulars	Details	
1.	Name of the project	Yashika Green Square	
2.	Name of the promotor	M/s Dishita Infra Pvt Ltd.	
3.	Nature of the project	Affordable Group Housing colony	
4.	Location of the project	Sector-99A, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Sh. Jagdish Chander S/o Sh. Ram Swaroop	
7.	Name of the Collaborator	M/s Dishita Infra Pvt Ltd.	
8.	Whether registration applied for whole	Whole	
9.	Status of project	New	
10.	Online Application ID	RERA-GRG-1386-2023	
11.	Date of completion of project as per REP-II/4(2)(I)(c)	31.01.2028	
12.	QPR Compliance (If applicable)	N/A	
13.	4(2)(I)(d) Compliance (If applicable)	N/A	
14.	Compliance of RC Conditions	N/A	
15.	License no.	32 of 2023 dated 14.02.2023	Valid up to 13.02.2028
16.	Total licensed area	4.25 acres	Area to be registered 4.25 acres
17.	Fee Details		
	Registration Fee	<b>Residential</b> 37500.942 x 2.37 x 10 =Rs. 8,88,772.3254/- <b>Commercial</b> 2572.986 x 1.87 x 20 =Rs. 96,229.6754/- Total = Rs. 9,85,002.0018/-	
	Processing Fee	40,073.928 x 10 =Rs. 4,00,739.28/-	
	Late Fee	NA	
	Total Fee	Rs. 13,85,741.282/-	

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	<b>Fees paid</b>	1. Rs 9,85,003/- 2. Rs. 1,71,992/- 3. Rs 2,29,000		
	<b>DD no. and date</b>	1. 514406 dated 08.05.2023 2. 514407 dated 08.05.2023 3. 514444 dated 30.05.2023		
	<b>Name of the bank issuing</b>	ICICI Bank		
	<b>Deficit fees</b>	NIL as per the proposed building plan.		
<b>18.</b>	<b>Statutory approvals either applied for or obtained prior to registration</b>			
	<b>S.No.</b>	<b>Particulars</b>	<b>Date of approval</b>	<b>Validity up to</b>
	i)	License Approval	32 of 2023 dated 14.02.2023	13.02.2028
	ii)	Zoning Plan Approval	DTCP 9014 dated 15.02.2023	
	iii)	Building plan Approval	Not Provided	
	iv)	Environmental Clearance	Not Submitted	
	v)	Airport height clearance	PALM/NORTH/B/050823/756 466 dated 22.05.2023	21.05.2031
	vi)	Fire scheme approval	Not Provided	
	vii)	Service plan and estimate approval	Not Provided	
	viii)	Electricity load availability connection	Ch. 07/DGR-PLC dated 23.04.2023	
<b>19.</b>	<b>File Status</b>	<b>Date</b>		
	Project received on	19.05.2023		
	First notice sent on	31.05.2023		
	First hearing on	12.06.2023		
<b>20.</b>	<b>Case History:</b>			
	<p>An application regarding registration of affordable group housing colony namely "Yashika Green Square" situated at Sector-99A, Gurugram, Haryana being developed by M/s Dishita Infra Pvt. Ltd. was submitted on 19.05.2023 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration falls under license no. 32 of 2023 for area admeasuring 4.25 acres dated 14.02.2023 valid up to 13.02.2028 being issued in favour Sh. Jagdish Chander S/o Sh. Ram Swaroop in collaboration with M/s Dishita Infra Pvt. Ltd.</p> <p>On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/620 dated 31.05.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 12.06.2023.</p> <p><b>A complaint by M/S Zara Domov Pvt. Ltd. has been received in the Authority, vide dak receipt no 54030 dated 01.06.2023 and 54825 dated 07.06.2023 which is similar and having same Ref. no : ZD-HRERA - 005/2023 wherein allegations have been accused on the promoter and the</b></p>			



	<p>complainant further humbly request to the Authority that till the time dispute between Zara Domov Pvt. Ltd. and Dishita Infra Pvt. Ltd. has not been resolved, kindly do not pass, permit and provide any sanction of plans or licenses to Dishita Infra Pvt. Ltd.</p> <p>In the complaint it is mentioned that Dishita Infra Pvt. Ltd executed collaboration agreement dated 17.10.2019 with one Mr. Jagdish Chander (Owner) of the land admeasuring 4.25 acres located at revenue estates of village Golpalpur, Sector-99A, Gurugram for the purpose of developing affordable group housing on the said land.</p> <p>Thereafter, Dishita infra Pvt. Ltd. and Zara Domov Pvt. Ltd. entered into an MOU dated 09.12.2022 for the joint development of the project. Further, they executed the development agreement dated 01.01.2023 for the joint development of the project.</p> <p>Dishita Infra Pvt. Ltd. alongwith owner of land has been granted the license no. 32 of 2023 by Town and Country Department on 14.06.2023. The complainant humbly submitted that as per MOU and DA, Zara Domov Pvt. Ltd. will construct the said project on the said land at their own expenses and the Dishita infra Pvt. Ltd will transfer the requisites titles to the Zara Domov Pvt. Ltd. over the period of time. Further according to complainant Dishita infra Pvt. Ltd assured the Zara Domov Pvt. Ltd. that it will get the license transfer to it name.</p>
21.	<p><b>Present compliance status as on 12.06.2023 of deficient documents as conveyed in the deficiency notice dated 31.05.2023.</b></p> <ol style="list-style-type: none"><li>1. Deficit fees of Rs. 2,28,746 /- needs to be paid. The fee is calculated as per the provisional building plan provided by the promoter, in case there is any change in building plans then the fees will be calculated and charged accordingly. <b>Status: Submitted Rs 2,29,000/- vide DD no 514444 dated 30.05.2023 of ICICI bank.</b></li><li>2. 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. <b>Status: Not Submitted</b></li><li>3. Corrections in online detailed project information needs to be done. <b>Status: Not Submitted</b></li><li>4. Approved building plans needs to be submitted. <b>Status: Not Submitted</b></li><li>5. Environmental clearance needs to be submitted. <b>Status: Not Submitted and promoter has submitted an undertaking to get the EC within 6 months after getting the registration certificate.</b></li><li>6. Copy of approved fire scheme needs to be submitted. <b>Status: Not Submitted</b></li><li>7. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. <b>Status: Not Submitted</b></li><li>8. Airport Height Clearance needs to be submitted. <b>Status: Submitted</b></li><li>9. Mutation, jamabandi and Akshjra certified on latest dates needs to be submitted.</li></ol>

		<p><b>Status: Submitted</b></p> <p>10. Non-encumbrance certificate not below the rank of tehsildar &amp; certified on the latest date needs to be submitted. <b>Status: Submitted.</b></p> <p>11. Power Line shifting NOC needs to be submitted as in provisional site plan there is a provision of 66KV line which is to be shifted in underground by the promoter. <b>Status: Not Submitted, Further promoter has submitted an undertaking to shift the 66KV power line within 6 months after issuance of registration certificate.</b></p> <p>12. PERT chart needs to be submitted. <b>Status: Submitted</b></p> <p>13. Allotment letter needs to be revised. <b>Status: Submitted but needs to be revised.</b></p> <p>14. BBA needs to be revised. <b>Status: Submitted but needs to be revised.</b></p> <p>15. Payment plan needs to be revised. <b>Status: Submitted but needs to be matched with the Affordable payment plan.</b></p> <p>16. Application form needs to be revised. <b>Status: Submitted but needs to be revised</b></p> <p>17. Cost of the land needs to be clarified according to the area applied for the registration. <b>Status: Submitted</b></p> <p>18. Original copy of bank undertaking needs to be submitted. <b>Status: Submitted</b></p> <p>19. Quarterly schedule of estimated expenditure for IDW needs to be submitted. <b>Status: Submitted but needs to be revised.</b></p> <p>20. Project report needs to be corrected. <b>Status: Submitted</b></p> <p>21. Cash flow statement need to be submitted. <b>Status: Submitted but it needs to be submitted into prescribed format.</b></p> <p>22. Project proponents needs to be submitted. <b>Status: Submitted</b></p> <p>23. CA certificate regarding project cost incurred on the project needs to be match with DPI. <b>Status: Submitted</b></p>
22.	Remarks	<p>1. The fee is calculated as per the provisional building plan provided by the promoter, in case there is any change in building plans then the fees will be calculated and charged accordingly.</p>

		<ol style="list-style-type: none"> <li>2. 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.</li> <li>3. Corrections in online detailed project information needs to be done.</li> <li>4. Approved building plans needs to be submitted.</li> <li>5. Environmental clearance needs to be submitted.</li> <li>6. Copy of approved fire scheme needs to be submitted.</li> <li>7. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted.</li> <li>8. Power Line shifting NOC needs to be submitted as in provisional site plan there is a provision of 66KV line which is to be shifted in underground by the promoter.</li> <li>9. Allotment letter needs to be revised.</li> <li>10. BBA needs to be revised.</li> <li>11. Payment plan needs to be revised.</li> <li>12. Application form needs to be revised</li> <li>13. Quarterly schedule of estimated expenditure for IDW needs to be submitted.</li> <li>14. Cash flow statement need to be submitted.</li> </ol>
<p style="text-align: center;"><i>(Asha)</i> <b>(Asha)</b> Chartered Accountant</p>		<p style="text-align: center;"><i>(Shashank Sharma)</i> <b>(Shashank Sharma)</b> Associate Engineer Executive</p>
<b>Day and Date of hearing</b>	Monday and 12.06.2023	
<b>Proceeding recorded by</b>	Sh. Ram Niwas	
<b>PROCEEDINGS OF THE DAY</b>		
<p>Proceedings dated 12.06.2023 Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Dheeraj Yadav(AR), sh. Dheeraj Sood (AR) and Sh. Heera Bisht (AR) are present on behalf of the promoter. The AR of the promoter requested for one week time to rectify deficiencies. The matter to come up on 19.06.2023.</p> <div style="display: flex; justify-content: space-between;"> <div data-bbox="175 1545 694 1691"> <p style="text-align: center;"><i>(Sanjeev Kumar Arora)</i> <b>(Sanjeev Kumar Arora)</b> Member, HARERA</p> </div> <div data-bbox="1276 1456 1564 1680"> <p style="text-align: center;"><i>(Ashok Sangwan)</i> <b>(Ashok Sangwan)</b> Member, HARERA</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div data-bbox="175 1724 478 1848"> <p style="text-align: center;"><i>(on e.c.)</i> <b>(Vijay Kumar Goyal)</b> Member, HARERA</p> </div> <div data-bbox="1244 1680 1564 1836"> <p style="text-align: center;"><i>(Arun Kumar Gupta)</i> <b>(Arun Kumar Gupta)</b> Chairman, HARERA</p> </div> </div>		

