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

| PROJECT HEARING BRIEF FOR EXTENSION OF REGISTRATION U/S 6 OF THE ACT, 2016 | | | | | |
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| **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** | Submitted | | | |
| **16.** | **RC Compliance** | Service plans & Estimates- Submitted (delay of 1yr 8 months)<br>Approved electrical load- EP submitted (delay 1yr 6 months) | | | |
| **17.** | **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 and renewed up to 05.11.2023 | |
| | **ii)** | **Zoning Plan Approval** | Not submitted | | |
| | **iii)** | **Layout plan Approval** | 06.11.2017 | | |

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| | 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 |
| 18. | Fee details | | |
| | Registration fee | | (29927.16 x 10) + (1233.64 x 20)<br>=Rs. 3,23,945 /- |
| | Processing fee at the time of registration | | 31160.8 x 10<br>=Rs. 3,11,608/- |
| | Extension fee | | Rs. 1,61,973 /- |
| | Processing Fee at the time of extension | | 31160.8 x 10<br>=Rs. 3,11,608/- |
| | Late fee | | 450% of extension fee<br>= Rs. 7,28,876/- |
| | Total fee | | Rs. 18,38,010/- |
| 19. | Amount submitted at the time of registration | | Rs. 5,00,000/-<br>Rs. 1,67,000/-<br>Rs. 180/- |
| | DD no. and date for registration | | 002565 dated 15.11.2019 002629 dated 17.01.2020<br>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<br>= **Rs. 10,91,030/-** |
| 20. | File Status | | Date |
| | Project received on | | 03.05.2023 |
| | Notice dispatched on | | 24.05.2023 |
| | First hearing on | | 29.05.2023 |
| | First reply submitted on | | 29.05.2023 |

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| 21. | **Case history-**<br>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.<br>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<br>The promoter has now applied for the extension of the project u/s 6 of Act of 2016.<br>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<br><u>Proceedings dated 29.05.2023</u><br>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. the AR of the promoter states that the reply is being filed by the promotor and seeks two weeks' time to rectify the deficiencies. Matter to come up on 12.06.2023 for further proceedings. | |
| 22. | **Present compliance status as on 12.06.2023 of deficient documents as observed on 29.05.2023** | 1. Correction in online DPI needs to be done.<br>**Status: Not done**<br>2. Deficit fee of Rs. 10,91,030/-needs to be paid.<br>**Status: Not paid**<br>3. REP- V needs to be corrected and resubmitted.<br>**Status: Not paid**<br>4. Renewal of license no. 94 of 2017 dated 06.11.2017 needs to be submitted.<br>**Status: Renewed up to 05.11.2023**<br>5. Original registration certificate of the project needs to be returned.<br>**Status: Submitted**<br>6. Project report along with the brochure of the current project and project photos specifying the development at site needs to be submitted.<br>**Status: Not submitted**<br>7. 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.<br>**Status: Not submitted**<br>8. 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.<br>**Status: Not submitted**<br>9. Approved zoning plan needs to be submitted.<br>**Status: Not submitted**<br>10. PERT chart specifying the date of completion of the project needs to be submitted.<br>**Status: Not submitted** |

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| | | 11. 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.<br>**Status: Submitted**<br>12. Sales deed needs to be provided.<br>**Status: Not submitted**<br>13. Quarterly schedule of estimated expenditure needs to be provided.<br>**Status: Not submitted**<br>14. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.<br>**Status: Not submitted**<br>15. Cash flow statement need to be provided.<br>**Status: Not submitted**<br>16. REP II needs to be provided.<br>**Status: Not submitted**<br>17. CA certificate for expenditure incurred and to be incurred needs to be submitted.<br>**Status: Not submitted**<br>18. Bank undertaking needs to be provided.<br>**Status: Not submitted**<br>19. Copy of paid challan of EDC and IDC needs to be provided.<br>**Status: Not submitted**<br>20. Financial resources need to be met with project cost, therefore financial resources need to be corrected.<br>**Status: Not corrected**<br>21. Land cost needs to be clarified according to area apply for registration.<br>**Status: Not clarified**<br>22. CA certificate for non-default needs to be provided.<br>**Status: Not submitted** |
| **23.** | **Remarks** | 1. Correction in online DPI needs to be done.<br>2. Deficit fee of Rs. 10,91,030/-needs to be paid.<br>3. REP- V needs to be corrected and resubmitted.<br>4. Project report along with the brochure of the current project and project photos specifying the development at site needs to be submitted.<br>5. 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.<br>6. 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.<br>7. Approved zoning plan needs to be submitted.<br>8. PERT chart specifying the date of completion of the project needs to be submitted. |

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| | | 9. Sales deed needs to be provided.<br>10. Quarterly schedule of estimated expenditure needs to be provided.<br>11. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.<br>12. Cash flow statement need to be provided.<br>13. REP II needs to be provided.<br>14. CA certificate for expenditure incurred and to be incurred needs to be submitted.<br>15. Bank undertaking needs to be provided.<br>16. Copy of paid challan of EDC and IDC needs to be provided.<br>17. Financial resources need to be met with project cost, therefore financial resources need to be corrected.<br>18. Land cost needs to be clarified according to area apply for registration.<br>19. CA certificate for non-default needs to be provided. |

**(Asha)**
**Chartered Accountant**

**(Ar. Neeraj Gautam)**
**Associate Architectural Executive**

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| **Day and Date of hearing** | Monday and 12.06.2023 |
| **Proceeding recorded by** | Sh. Ram Niwas |

**PROCEEDINGS OF THE DAY**

Proceedings dated 12.06.2023

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Sachin Dalal (AR) and Sh. Aman Kumar (AR) are present on behalf of the promoter.

The AR of the promoter requested for two week time to comply with the deficiencies.

The matter to come up on 26.06.2023.

**(Sanjeev Kumar Arora)**
**Member, HARERA**

**(Ashok Sangwan)**
**Member, HARERA**

(on E.L.)
**(Vijay Kumar Goyal)**
**Member, HARERA**

**(Arun Kumar Gupta)**
**Chairman, HARERA**