

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - Arden 45
RERA-GRG-1330-2023
Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Arden 45	
2.	Name of the promoter	M/s Uday Buildwell Pvt Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 45, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	Sh. Mahender Singh S/o Sh. Ram Sharan	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Phase no. (if applicable)	N/A	
10.	Online application ID	RERA-GRG-PROJ-1330-2023	
11.	License no.	204 of 2022 dated 13.12.2022	valid upto 12.12.2027
12.	Total licensed area	0.65 acres	Area to be registered 0.65 acres
13.	Completion date declared u/s 4(2)(I)(C)	31.10.2026	
14.	QPR compliances (if applicable)	N/A	
15.	4(2)(I)(D) compliances (if applicable)	N/A	
16.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	204 of 2022 dated 13.12.2022
	ii)	Zoning Plan Approval	DGTCP 8845 dated 14.12.2022
	iii)	Building Approval plan	ZP-1712/PA(DK)/2023/9627 dated 05.04.2023
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	AAI/RHK/NR/ATM/NOC/2023/55/29-32 dated 24.01.2023
	vi)	Fire scheme approval	FS/2023/608 dated 08.06.2023
	vii)	Service plan and estimate approval	LC-4884/JE(SJ)/2023/13675 dated 09.05.2023
17.	Fee details		
	Registration fee	4603.293 sqm * 1.75 * 20 = Rs 1,61,115/-	
	Processing fee	4603.293 sqm * 10 = Rs 46,033/-	
	Late fee	N/A	
	Total	Rs 2,07,148/-	
	DD Details		

	DD amount	Rs. 1,76,562/- Rs. 30,586/-
	DD no. and date	500459 dated 27.03.2023 503689 dated 28.04.2023
	Name of the bank issuing	ICICI Bank
	Deficient amount	NIL
18.	File Status	Date
	File received on	10.04.2023
	First notice Sent on	26.04.2023
	First hearing on	01.05.2023
	Second hearing on	15.05.2023
	Third hearing on	05.06.2023
	Fourth hearing on	07.06.2023
	Fifth hearing on	26.06.2023
19.	Case History:	<p>The Promoter M/s Uday Buildwell Pvt. Ltd. who is a collaborator applied for the registration of real estate commercial colony namely "Arden 45" located at Sector-45, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 51357 dated 10.04.2023 and RPIN-603. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1330-2023. The project area for registration is same as that of the licensed area i.e., 0.65 acres vide License no -204 of 2022 dated 13.12.2022 The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/603 dated 26.04.2023 was issued to the promoter with an opportunity of being heard on 01.05.2023.</p> <p>On 01.05.2023, Due to administrative work (Meeting of the Authority at Panchkula), the matter is adjourned to 15.05.2023.</p> <p>The promoter has submitted a reply on 01.05.2023 which was scrutinized and the deficiencies were conveyed to the promoter.</p> <p>On 15.05.2023, Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case. Sh. Yudhveer (AR) is present on behalf of the promoter. The AR of the promoter is directed to submit the deficit documents mentioned above. The matter is adjourned and to come up on 05.06.2023.</p> <p>On 05.06.2023, Coram is not complete. The matter was placed before the authority and as per the directions of authority the matter was adjourned to 07.06.2023.</p> <p>The promoter has submitted a reply on 12.05.2023 which was scrutinized and the deficiencies were conveyed to the promoter.</p> <p>On 07.06.2023, Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case. Sh. Yudhveer Singh and Sh. Ashwani Kumar (AR) are present on behalf of the promoter. The AR of the promoter seeks two weeks time to comply with the deficiencies. The matter to come up on 26.06.2023.</p> <p>The promoter has submitted a reply on 07.06.2023, 14.06.2023 and 21.06.2023 which were scrutinized and the status of the documents is mentioned below;</p>
20.	Present compliance status as on 26.06.2023 of the deficiencies as conveyed in the hearing dated 07.06.2023.	<ol style="list-style-type: none"> The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted but correction needs to be done and annex needs to be submitted. Online DPI needs to be corrected.



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GURUGRAM

Project - Arden 45

RERA-GRG-1330-2023

		<p>Status: Submitted but correction needs to be done.</p> <p>3. Fire Scheme approval needs to be submitted. Status: Submitted. Approved vide memo no. FS/2023/608 dated 08.06.2023.</p> <p>4. Affidavit/undertaking for non applicability of Environmental Clearance needs to be submitted along with proof/notification of non applicability. Status: Submitted.</p> <p>5. Collaboration agreement needs to be submitted for complete area along with GPA if any. Status: Submitted.</p> <p>6. Mutation, Jamabandi and Aks-shajra for complete land area certified on the latest date not more than six months prior from the date of application needs to be submitted. Status: Submitted.</p> <p>7. Land title search report by advocate incorporation the bar enrolment number needs to be submitted. Status: Submitted.</p> <p>8. Approval of various agencies regarding the permission for external services like road access permission & storm water drainage needs to be submitted. Status: undertaking submitted that already access to road.</p> <p>9. Pert chart needs to be revised. Status: Submitted.</p> <p>10. Allottee related draft documents i.e., application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted as per prescribed format. Status: BBA, Allotment submitted only which also needs to be revised.</p> <p>11. Demarcation Plan superimposed on the approved layout plan needs to be submitted. Status: Submitted.</p> <p>12. Draft Brochure needs to be submitted. Status: Submitted.</p> <p>13. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted.</p> <p>14. Loan sanction letter, disbursement and repayment schedule needs to be provided. Status: Undertaking submitted that there is no loan on the project till date.</p> <p>15. Bank undertaking needs to be provided. Status: Submitted but needs to be revised.</p> <p>16. Quarterly schedule of estimated expenditure needs to be revised. Status: Not submitted.</p> <p>17. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted.</p> <p>18. <u>Non encumbrance certificate not below the rank of tehsildar</u></p>
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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 अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

		<p>needs to be submitted. Status: Submitted.</p> <p>19. Cash flow statement need to be revised. Status: Submitted.</p> <p>20. REP II needs to be provided. Status: Submitted.</p> <p>21. CHG form needs to be provided. Status: Undertaking submitted that there is no charge creation on the project till date.</p> <p>22. CA certificate for expenditure incurred and to be incurred needs to be provided. Status: Submitted.</p> <p>23. Project report needs to be provided. Status: Not submitted.</p> <p>24. KYC of Project proponents needs to be provided. Status: Submitted.</p> <p>25. CA certificate for REP I needs to be provided. Status: Submitted.</p>
	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Approval of storm water drainage needs to be submitted.</p> <p>4. Allottee related draft documents i.e., application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted as per prescribed format.</p> <p>5. Bank undertaking needs to be revised.</p> <p>6. Quarterly schedule of estimated expenditure needs to be revised.</p> <p>7. Project report needs to be provided.</p>


Asha

Chartered Accountant


Sumeet

Engineering Officer

Day and Date of hearing Monday and 26.06.2023

Proceeding recorded by Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 26.06.2023.

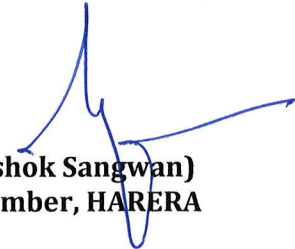
Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case.

Sh. Yudhveer Singh and Sh. Ashwani Kumar (AR) are present on behalf of the promoter.

The AR of the promoter requests for one week for compliance of the deficiencies.

The matter to come up on 03.07.2023.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA