(17)

HARERA
GURUGRAM

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 लाईंस गुरुग्रामए हरियाणा

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

PROJECT HEARING BRIEF FOR EXTENSION OF REGISTRATION U/S 6 OF THE ACT, 2016					
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) 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		

	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) =Rs. 3,23,945 /-
	Processing fee at the time of registration		31160.8 x 10 =Rs. 3,11,608/-
	Extension fee		Rs. 1,61,973 /-
	Processing Fee at the time of extension		31160.8 x 10 =Rs. 3,11,608/-
	Late fee		450% of extension fee = Rs. 7,28,876/-
	Total fee		Rs. 18,38,010/-
19.	Amount submitted at the time of registration		Rs. 5,00,000/- Rs. 1,67,000/- Rs. 180/-
	DD no. and date for registration		002565 dated 15.11.2019 002629 dated 17.01.2020 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 = **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

21.	**Case history-** 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. 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 The promoter has now applied for the extension of the project u/s 6 of Act of 2016. 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 **Proceedings dated 29.05.2023** 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. **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.	
22.	**Present compliance status as on 26.06.2023 of deficient documents as observed on12.06.2023**	1. Correction in online DPI needs to be done. **Status: Not done** 2. Deficit fee of Rs. 10,91,030/-needs to be paid. **Status: Not paid** 3. REP- V needs to be corrected and resubmitted. **Status: Not paid** 4. Renewal of license no. 94 of 2017 dated 06.11.2017 needs to be submitted. **Status: Renewed up to 05.11.2023** 5. Original registration certificate of the project needs to be returned. **Status: Submitted** 6. Project report along with the brochure of the current project and project photos specifying the development at site needs to be submitted. **Status: Not submitted** 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. **Status: Submitted** 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. **Status: Submitted** 9. Approved zoning plan needs to be submitted. **Status: Not submitted.** 10. PERT chart specifying the date of completion of the project needs to be submitted. **Status: Not submitted** 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. **Status: Submitted** 12. Sales deed needs to be provided. **Status: Not submitted** 13. Quarterly schedule of estimated expenditure needs to be provided. **Status: Not submitted** 14. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. **Status: Not submitted** 15. Cash flow statement need to be provided. **Status: Not submitted** 16. REP II needs to be provided. **Status: Not submitted** 17. CA certificate for expenditure incurred and to be incurred needs to be submitted. **Status: Not submitted** 18. Bank undertaking needs to be provided. **Status: Submitted** 19. Copy of paid challan of EDC and IDC needs to be provided. **Status: Not submitted** 20. Financial resources need to be met with project cost, therefore financial resources need to be corrected. **Status: Not corrected** 21. Land cost needs to be clarified according to area apply for registration. **Status: Not clarified** 22. CA certificate for non-default needs to be provided. **Status: Not submitted**
23.	**Remarks**	1. Correction in online DPI needs to be done. 2. Deficit fee of Rs. 10,91,030/-needs to be paid. 3. REP- V needs to be corrected and resubmitted. 4. Project report along with the brochure of the current project and project photos specifying the development at site needs to be submitted. 5. Approved zoning plan needs to be submitted. 6. PERT chart specifying the date of completion of the

		project needs to be submitted. 7. Sales deed needs to be provided. 8. Quarterly schedule of estimated expenditure needs to be provided. 9. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. 10. Cash flow statement need to be provided. 11. REP II needs to be provided. 12. CA certificate for expenditure incurred and to be incurred needs to be submitted. 13. Copy of paid challan of EDC and IDC needs to be provided. 14. Financial resources need to be met with project cost, therefore financial resources need to be corrected. 15. Land cost needs to be clarified according to area apply for registration. 16. CA certificate for non-default needs to be provided.
		(Asha) **Chartered Accountant**

Day and Date of hearing	Monday and 26.06.2023
Proceeding recorded by	Sh. Ram Niwas
PROCEEDINGS OF THE DAY	
Proceedings dated 26.06.2023 The application for three weeks adjournment has been received in the Authority. The matter to come up on 17.07.2023 **(Sanjeev Kumar Arora)** **Member, HARERA** **(Ashok Sangwan)** **Member, HARERA**	