

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	Validity upto
	i)	License Approval	204 of 2022 dated 13.12.2022 12.12.2027
	ii)	Zoning Plan Approval	DGTCP 8845 dated 14.12.2022 N/A
	iii)	Building plan Approval	ZP-1712/PA(DK)/2023/9627 dated 05.04.2023 04.04.2028
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	AAI/RHK/NR/ATM/NOC/2023/55/2 29-32 dated 24.01.2023 23.01.2031
	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
	Sixth hearing on	03.07.2023
	Seventh hearing on	10.07.2023
19.	<p>Case History:</p> <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</p>	



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	<p>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 deficiencies were conveyed to the promoter.</p> <p>On 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.</p> <p>On 03.07.2023, Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case. Sh. Yudhvir Singh (AR) and Sh. Ashwani Kumar (AR) are present on behalf of the promoter. The AR has submitted the deficit documents on 30.06.2023 only. The office is to examine the same and put up on the next date of hearing. The matter to come up on 10.07.2023.</p> <p>The promoter has submitted a reply on 30.06.2023, 05.07.2023 and 06.07.2023 which were scrutinized and the status of the documents is mentioned below;</p>	
<p>20.</p>	<p>Present compliance status as on 10.07.2023 of the deficiencies as conveyed in the hearing dated 03.07.2023.</p>	<ol style="list-style-type: none"> 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. Status: Submitted but correction needs to be done and annex needs to be submitted. 2. Online DPI needs to be corrected. Status: Submitted but correction needs to be done. 3. Approval of various agencies regarding the permission for external services like storm water drainage needs to be submitted. Status: Undertaking submitted that there is no requirement. 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. Status: Submitted. 5. Bank undertaking needs to be revised. Status: Submitted. 6. Quarterly schedule of estimated expenditure needs to be revised. Status: Submitted. 7. Project report needs to be provided. Status: Needs to be revised.
<p>Remarks</p>		<ol style="list-style-type: none"> 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.



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2. Online DPI needs to be corrected.
3. Project report needs to be revised.

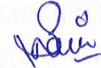
Recommendations:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form and project report.

The promoter has submitted the revised project report today i.e., 10.07.2023. It is recommended that the Authority may consider the grant of registration subject to the submission of above.


Asha

Chartered Accountant



Sumeet

Engineering Officer

Day and Date of hearing Monday and 10.07.2023

Proceeding recorded by Ram Niwas

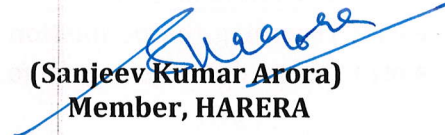
PROCEEDINGS OF THE DAY

Proceedings dated: 10.07.2023.


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


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

Approved as proposed.


(Sanjeev Kumar Arora)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA