



**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, गुरुग्राम, हरियाणा

**Park Street  
KS Propmart Pvt. Ltd.**

**Hearing brief for project registration u/s 4**

| S.No. | Particulars                                                              | Details                                            |                                                                                   |
|-------|--------------------------------------------------------------------------|----------------------------------------------------|-----------------------------------------------------------------------------------|
| 1.    | Name of the project                                                      | Park Street                                        |                                                                                   |
| 2.    | Name of the promoter                                                     | M/s KS Propmart Pvt. Ltd.                          |                                                                                   |
| 3.    | Nature of the project                                                    | Commercial High Rise                               |                                                                                   |
| 4.    | Location of the project                                                  | Sector-85, Gurugram.                               |                                                                                   |
| 5.    | Legal capacity to act as a promoter                                      | License Holder                                     |                                                                                   |
| 6.    | Name of license holder                                                   | M/s KS Propmart Pvt. Ltd.                          |                                                                                   |
| 7.    | Status of project                                                        | Ongoing                                            |                                                                                   |
| 8.    | Whether registration applied for whole/phase                             | Phase                                              |                                                                                   |
|       | Phase no                                                                 | 2                                                  |                                                                                   |
| 9.    | Completion date as mentioned in REP-II                                   | 31.12.2024                                         |                                                                                   |
| 10.   | Online application ID                                                    | RERA-GRG-PROJ-1326-2023                            |                                                                                   |
| 11.   | License no.                                                              | 100 of 2013 dated 02.12.2013 valid upto 01.12.2024 |                                                                                   |
| 12.   | Total licensed area                                                      | 2.85 acres                                         | Area to be registered 2.85 acres (20,183.66 Sqm-additional FAR granted under TOD) |
| 13.   | Statutory approvals either applied for or obtained prior to registration |                                                    |                                                                                   |
|       | S.No                                                                     | Particulars                                        | Date of approval Validity upto                                                    |
|       | i)                                                                       | License Approval                                   | 100 of 2013 dated 02.12.2013 01.12.2024                                           |
|       | ii)                                                                      | Zoning Plan Approval                               | DRG No. DGTCP 4213 dated 03.12.2013 N/A                                           |
|       | iii)                                                                     | Building plan Approval                             | ZP-947/SD(BS)/2014/8567 dated 02.05.2014 01.05.2019                               |
|       |                                                                          | Revised Building plan Approval                     | ZP-947/PA(DK)/2023/1703 dated 18.01.2023 17.01.2028                               |
|       | iv)                                                                      | Environmental Clearance                            | SEIAA/HR/2014/1042 dated 06.08.2014 05.08.2024                                    |
|       |                                                                          | Revised Environment Clearance approval             | EC21B038HR172974 dated 22.11.2021 21.11.2031                                      |
|       | v)                                                                       | Fire scheme approval                               | DFS/FA/2014/106/52399 dated 11.11.2014                                            |
|       |                                                                          | Revised Fire Scheme Approval                       | Not provided                                                                      |
|       | vi)                                                                      | Service plan and estimate approval                 | Not submitted                                                                     |
| 14.   | Fee details                                                              |                                                    |                                                                                   |

**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



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Park Street

KS Propmart Pvt. Ltd.

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                               |  |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--|
|            | Registration fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 20,183.66 * 3.5 * 20 = Rs 14,12,856/-                                         |  |
|            | Processing fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 20,183.66 * 10 = Rs 2,01,837/-                                                |  |
|            | Late fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | N/A as the building plans are revised under TOD policy on 18.01.2023.         |  |
|            | Total fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Rs 16,14,693/-                                                                |  |
|            | <b>DD Details for registration</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                               |  |
|            | DD amount                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Rs. 7,06,429.33/-<br>Rs. 2,01,836.95/-<br>Rs. 7,06,427/-                      |  |
|            | DD no. and date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 003760 dated 13.03.2023<br>003762 dated 13.03.2023<br>352307 dated 12.04.2023 |  |
|            | Name of the bank issuing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | HDFC Bank                                                                     |  |
|            | Deficient amount                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | NIL                                                                           |  |
| <b>15.</b> | <b>File Status</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Date</b>                                                                   |  |
|            | <b>File received on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 22.03.2023                                                                    |  |
|            | <b>First notice Sent on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 07.04.2023                                                                    |  |
|            | <b>First hearing on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 10.04.2023                                                                    |  |
|            | <b>Second hearing on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 17.04.2023                                                                    |  |
|            | <b>Third hearing on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 01.05.2023                                                                    |  |
|            | <b>Fourth hearing on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 15.05.2023                                                                    |  |
|            | <b>Fifth hearing on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 29.05.2023                                                                    |  |
|            | <b>Sixth hearing on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 12.06.2023                                                                    |  |
|            | <b>Seventh hearing on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 10.07.2023                                                                    |  |
| <b>16.</b> | <p><b>Case History:-</b><br/>The Promoter M/s KS Propmart Pvt Ltd. who is a license holder applied for the registration of registration of real estate project namely "Park Street" located at Sector-85, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 50558 dated 22.03.2022 and RPIN-598. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1326-2023<br/>The project namely "Park Street" being developed by M/s KS Propmart Pvt. Ltd. in sector-85, Gurugram on an area measuring 2.85 acres was registered vide registration no. 41 of 2019 dated 30.07.2019 which was valid upto 31.12.2021 + 6 months COVID = 30.06.2022.<br/>The revised building plans under TOD Policy on FAR @ 3.5 has been approved on 18.01.2023. Further, the promoter has submitted the application for registration of additional FAR approved under TOD.<br/>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/598 dated 07.04.2023 was issued to the promoter with an opportunity of being heard on 10.04.2023.<br/><b>On 10.04.2023</b>, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Ram Mohan (Advocate) and Sh. Sujeevan Dham (AR) are present on behalf of the promoter. The promoter submits that reply to the deficiencies as well as consent of 2/3rd allottees shall be submitted within 2 days and office to examine the same and put up before the next date of hearing. The matter to come up on 17.04.2023.</p> |                                                                               |  |



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|     | <p><b>On 17.04.2023</b>, Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Ram Mohan (Advocate) is present on behalf of the promoter. The AR of the promoter has stated that they had submitted the reply today itself. The office to examine the same. The matter to come up on 01.05.2023.</p> <p>The promoter has submitted the reply on 13.04.2023 and 24.04.2023 which were scrutinized and the deficiencies were conveyed to the promoter.</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 28.04.2023 which was scrutinized and remaining 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 project. Sh. Ram Mohan (Advocate) and Sh. Sujeevan Dham (AR) are 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 29.05.2023.</p> <p><b>On 29.05.2023</b>, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Shri Ram Mohan, Advocate is present on behalf of the promoter. The counsel for the promoter requests for an adjournment of two weeks. Matter to come up on 12.06.2023 for further proceedings.</p> <p>The promoter has submitted a reply on 26.05.2023 which was scrutinized and remaining deficiencies were conveyed to the promoter.</p> <p><b>On 12.06.2023</b>, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Ram Mohan (Advocate) is present on behalf of the promoter. The Counsel for the promoter states that the building plans had been revised in-principally in 2020 and final approval has been granted on 18.01.2023 by DTCP, Haryana. Further the counsel states that at the time of revision of building plan ground coverage has been increased and height of the building has been reduced which ultimately resulted in overall change in building plans which were approved earlier. Earlier during the hearing held on 06.03.2023 regarding extension of registration of the original project, it was decided that the promoter would seek extension only in respect of project as already registered and for additional area under TOD, registration shall be applied separately. The current application is for registration of additional FAR granted under TOD policy. However, it emerges that the new area sought to be registered cannot be bifurcated from the originally registered area. Therefore, the promoter is directed to apply a fresh for registration of the composite area of the project within one month. The fee deposited shall be adjusted towards new registration and if additional fee is applicable the same shall be deposited by the promoter. The matter to come up on 10.07.2023.</p> <p>No reply has been submitted by the promoter since last hearing. The status of documents is mentioned below.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 17. | <p><b>Present compliance status as on 12.06.2023 of the deficiencies conveyed in hearing dated 29.05.2023.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <ol style="list-style-type: none"> <li>Consent of 2/3<sup>rd</sup> allottees of the project needs to be submitted as the building plans have been revised.<br/>Status: Not Submitted. However, the promoter stated that the consent of 2/3<sup>rd</sup> allottees of the project for revision in plan are not applicable in their case.</li> <li>The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.<br/>Status: Not Submitted.</li> <li>Online DPI needs to be corrected.<br/>Status: Not Submitted.</li> <li>Approved Service Plan and Estimates needs to be submitted.<br/>Status: Not Submitted.</li> </ol> |



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Park Street

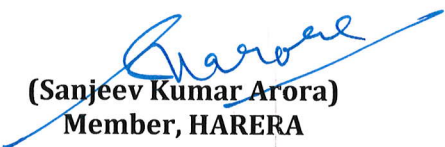
KS Propmart Pvt. Ltd.

|     |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |         | <p>5 Revised fire scheme approval needs to be submitted.<br/>Status: Not Submitted.</p> <p>6 Project report needs to be revised.<br/>Status: Submitted but needs to be corrected.</p> <p>7 Pert chart needs to be revised as the same is submitted from 2014. However, Revised BR-III is approved on 18.01.2023.<br/>Status: Not Submitted.</p> <p>8 Draft application form needs to be revised.<br/>Status: Not Submitted.</p> <p>9 Draft allotment letter needs to be revised.<br/>Status: Not Submitted.</p> <p>10 Draft brochure of the project needs to be revised.<br/>Status: Not Submitted.</p> <p>11 Sales deed needs to be provided.<br/>Status: Not Submitted.</p> <p>12 Quarterly schedule of estimated expenditure needs to be submitted.<br/>Status: Not Submitted.</p> <p>13 Cash flow statement needs to be provided.<br/>Status: Not Submitted.</p> <p>14 EDC, IDC and License Fee as per LOI needs to be submitted.<br/>Status: Not Submitted.</p> <p>15 KYC of authorised person other than Chetan Swara to operate bank account needs to be submitted.<br/><b>Status: Submitted. However, the promoter has not opened the separate accounts for this project area and kept same which were opened for earlier registered area of project registered vide RC no. 41 of 2019.</b></p> <p>16 CA certificate for project cost incurred needs to be corrected.<br/>Status: Not Submitted.</p> |
| 18. | Remarks | <p>1 Consent of 2/3<sup>rd</sup> allottees of the project needs to be submitted as the building plans have been revised.</p> <p>2 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>3 Online DPI needs to be corrected.</p> <p>4 Approved Service Plan and Estimates needs to be submitted.</p> <p>5 Revised fire scheme approval needs to be submitted.</p> <p>6 Project report needs to be revised.</p> <p>7 Pert chart needs to be revised as the same is submitted from 2014. However, Revised BR-III is approved on 18.01.2023.</p> <p>8 Draft application form needs to be revised.</p> <p>9 Draft allotment letter needs to be revised.</p> <p>10 Draft brochure of the project needs to be revised.</p> <p>11 Sales deed needs to be provided.</p> <p>12 Quarterly schedule of estimated expenditure needs to be submitted.</p> <p>13 Cash flow statement needs to be provided.</p> <p>14 EDC, IDC and License Fee as per LOI needs to be submitted.</p> <p>15 CA certificate for project cost incurred needs to be corrected.</p>                                                                                                                                                                                                                                                                         |



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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------|--|
| 16                                                                                                                                                                                                                                                                                                                                                                                                                              |  | Separate bank accounts for this project needs to be opened.                                                                                  |  |
| <br><b>(Asha)</b><br><b>Chartered Accountant</b>                                                                                                                                                                                                                                                                                               |  | <br><b>(Sumeet)</b><br><b>Engineering Officer</b>         |  |
| Day and Date of hearing                                                                                                                                                                                                                                                                                                                                                                                                         |  | Monday and 10.07.2023.                                                                                                                       |  |
| Proceeding recorded by                                                                                                                                                                                                                                                                                                                                                                                                          |  | Ram Niwas                                                                                                                                    |  |
| <b>PROCEEDINGS OF THE DAY</b>                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                              |  |
| <p>Proceedings dated: 10.07.2023.</p> <p>Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Devender Pandey and Sh. Ram Mohan (Advocate) are present on behalf of the promoter. The AR of the promoter is directed to submit the consent of 2/3<sup>rd</sup> allottees and the list of unique allottees in the project.</p> <p>Matter to come up on 24.07.2023.</p> |  |                                                                                                                                              |  |
| <br><b>(Sanjeev Kumar Arora)</b><br><b>Member, HARERA</b>                                                                                                                                                                                                                                                                                     |  | <br><b>(Ashok Sangwan)</b><br><b>Member, HARERA</b>       |  |
| <br><b>(Vijay Kumar Goyal)</b><br><b>Member, HARERA</b>                                                                                                                                                                                                                                                                                      |  | <br><b>(Arun Kumar Gupta)</b><br><b>Chairman, HARERA</b> |  |

