Promoter Name: M/s Saan Procon Pvt. Ltd
Project Name – Saan Verdante

Hearing brief for extension of project registration u/s 6					
S No.	Particulars	Details			
1.	Name of the project	Saan Verdante-Group Housing Project			
2.	Name of the promotor	M/s Saan Procon Private Limited			
3.	Nature of the project	Group Housing			
4.	Location of the project	Sector –95, Gurugram, Haryana			
5.	Legal capacity to act as a promoter	Beneficial Interest Permission			
6.	Name of license holder	M/s N.A. Buildwell Private Limited and Raheja Developers Pvt. Ltd.			
7.	Name of collaborator	M/s Raheja Developers Pvt. Ltd.			
8.	Status of project	Ongoing			
9.	RERA Registration No.	55 of 2019			
10.	Validity of Registration Certificate	Valid From 01.10.2019	Valid Up to 30.11.2022 + 6 months covid = (29.05.2023)		
11.	Extension applied till	31.05.2026(3 years)			
12.	License no.	216 ~~2016~~ of 2007 dated 05.09.2007			
13.	Total license area	17 Acres	**Area for extension of registration**	3.77 Acres	
14.	Statutory approvals either applied for or obtained prior to registration.				
	S. No	Particulars	Date of approval	Validity up to	
	i)	License Approval	216 ~~2016~~ of 2007 dated 05.09.2007	04.09.2024	
	ii)	Zoning Plan Approval	2945 dated 19.12.2007	N/A	
	iii)	Building Plan	13.07.2016	Tower3 and 4 - 12.07.2026 Convenient shopping 12.07.2022(Expired)	
	iv)	Environmental Clearance	23.11.2021	22.11.2031	
	v)	Airport height clearance (NOC)	20.10.2021	19.10.2029	
	vi)	Fire Scheme approval	19.02.2020	18.02.2025	
	vii)	Service plan and estimate approval	03.08.2021		
15.	Date of commencement of project	01.04.2016			

16.	**RC Compliances due date i.e.,30.12.2019 (if any)/ OC received (if any)**	1. Renewal of license-Submitted (Date of submission-09.07.2021) This was submitted 1.5 years late i.e.,09.07.2021
17.	**Details of units**	156(Residential units) + 15(Shops)
18.	**Reasons for delay**	Provided
19.	**QPR compliances (if any)**	Submitted
20.	**4(2)(l)(D) compliances (if any)**	Submitted
21.	**Fee Details at the time of registration**	
	Registration Fee	Res-24785.86*1.75*10 ₹4,33,753 /- Com-155.734*20*1.75 =₹5450/- Total =₹4,39,203/-
	Processing Fee	24941.594*10 =₹2,49,416/-
	Late Fee	₹4,39,203/-
	Total Fee	₹11,27,822/-
	Fee at the time of extension of registration	
	Extension fee (Half of Registration fee)	₹2,19,602/-
	Processing fee	24941.594*10 =₹2,49,416/-
	Late fee at the time of extension of registration	N/A
	Total fee	₹4,69,018/-
	Total Fee (Registration + Extension + Continuation)	₹15,96,840/-
22.	**DD Details at the Time of registration**	
	DD amount	1. ₹4,33,619/- 2. ₹2,55,000/- 3. ₹4,40,000/-
	DD no. and date	1.523957 dated 09.07.2019 2. 211362 dated 30.07.2017 3. 524060 dated 21.08.2019
	Total amount	₹11,28,619/-
	Fee paid at the time of applying for section 7(3)	1. 000855 dated 26.08.2022 -₹7,00,040/- 2. 008611 dated 18.11.2022-₹2,07,384/-
	Processing fee forfeited under section 7(3)	₹2,49,416/-
	DD Details at the Time of extension of registration	
	DD Amount for extension	-
	DD date for extension	-
	Net amount received	₹17,86,627/-
23.	Deficient amount	Nil
24.	**File Status**	**Date**
	Application received on	04.05.2023

	1st deficiency notice sent on	23.05.2023
	1st Hearing	29.05.2023
	1st Reply submitted on	26.05.2023
	2nd Reply submitted on	12.06.2023
	2nd Hearing	19.06.2023
	3rd Reply submitted on	12.06.2023
	4th Reply submitted on	15.06.2023
	5th Reply submitted on	21.06.2023

Case History:

An application regarding extension of registration of group housing colony namely "Saan Verdante" situated at Sector-95, Gurugram, Haryana being developed by M/s Saan Procon Private Limited was submitted on 04.05.2023 under section 6 of Real Estate (Regulation and Development), Act 2016. The license no. 216 of 2007 dated 05.09.2007 was issued to M/s NA Buildwell Priavte Limited and Raheja Developers Private Limited in collaboration with M/s Raheja Developers Private Limited.

The total licensed area comes out to be 17 acres out of which 3.77 acres is registered with RERA, Gurugram vide RC no. 55 of 2019 dated 01.10.2019 valid up to 30.11.2022 + 6 months covid = (29.05.2023).

On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/59 dated 23.05.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 29.05.2023. The promoter has not submitted the reply till date.

Proceedings dated 29.05.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Shri Venket Rao and Sh. Vikas, authorized representative are present on behalf of the promoter and request three weeks' time to clear the deficiencies. The matter to come up on 19.6.2023 for further proceedings.

Proceedings dated 19.06.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Venket Rao (Advocate), Ms. Ankita Saikia (Advocate), and Sh. Pankaj Chandola (Advocate) are present on the behalf of the promoter. The promoter Director present undertakes to submit copy of the original license, building plans, service plans estimates and fire scheme for the project and remove rest of the deficiencies within a period of three days. The matter to come up on 26.06.2023.

25.	**Present compliance status as on 26.06.2023 of deficient documents as observed on last hearing i.e., 19.06.2023**	1. REP-V form needs to be submitted. **Status: -Submitted but need to be corrected** 2. Corrections in online DPI needs to be done. **Status: - Not Done** 3. Copy of license no. 216 of 2007dated 05.09.2007need to be provided. **Status: - Provided** 4. Copy of building plan BR-III need to be submitted. **Status: - Renewed BR-III for commercial area need to be submitted**

		5. Copy of approved AAI NOC need to be submitted. **Status: - Provided** 6. Copy of approved service plans and estimates need to be submitted. **Status: - Provided** 7. Copy of approved fire scheme approval need to be provided. **Status: - Provided** 8. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. **Status: - Submitted.** 9. Details of unsold flats need to be provided. **Status: - Submitted.** 10. Copy of Site photographs for the physical status of construction need to be provided. **Status: - Provided** 11. PERT Chart specifying date of completion needs to be revised. **Status: - Provided** 12. Copy of executed BBA needs to be submitted. **Status: - Provided** 13. Supporting documents for reasons for delay of the project needs to be submitted. **Status: - Provided** 14. Updated CA certificate for non-default needs to be provided, within a period of 6 month from the date of the application. **Status: - Provided** 15. Land cost needs to be clarified according to area apply for registration. **Status: - Provided** 16. Rate of EDC and IDC needs to be filed as per LOI. **Status: - Provided** 17. Copy of paid challan of EDC and IDC needs to be provided. **Status: - Provided** 18. Quarterly statement of expenditure for IDW needs to be provided. **Status: - Provided**

		19. Cash flow statement need to be provided. **Status: - Provided** 20. REP II needs to be provided. **Status: - Submitted. However, completion date mentioned by promoter is 31.05.2026. As per section 6 of the Act,2016, Authority can allow extension for one year only i.e., 29.05.2024.** 21. Bank undertaking needs to be provided. **Status: - Provided** 22. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised. **Status: - Submitted. However, completion date mentioned by promoter is 31.05.2026. As per section 6, authority can allow extension for one year i.e., 29.05.2024.** 23. Other Sources in loan & advances in main head of financial resources needs to be clarified. **Status: - Provided** 24. CA certificate for expenditure incurred needs to be corrected. **Status: - Provided** 25. Project report needs to be provided. **Status: - Provided** 26. Annual accounts for the financial year 2021-22 need to be provided. **Status: - Provided** 27. CA certificate for inventory and financial detail needs to be corrected. **Status: - Provided** 28. PAN of Rajan bajaj (Director) needs to be provided. **Status: - Provided** 29. KYC of Sakshi Arora (Authorised person to operate account u/s 4(2)(l)(D)) needs to be provided. **Status: - Provided**
26.	**Remarks**	1. REP-V form needs to be submitted. 2. Corrections in online DPI needs to be done. 3. Copy of building plan BR-III need to be submitted.

All the required documents for extension of registration are in place except revalidation of building plans for the commercial area for which the AR states that they have already completed the construction and applied for OC on 12.12.2022 and paid the required compounding fee of Rs. 88.9 lakh a copy of which has been placed on record. So far as reduction in the number of convenient shopping units from 15 to 11 is

concerned, the same has been done due to fire scheme clearance and affidavit to this effect has been filed by the promoter. The case of the promoter is covered under Policy guidelines dated 24.04.2023 issued by the Government in the TCP, Department wherein consent of 2/3rd of the allottees is not required under clause 3.1.2(v) where the existing layout/building plan of the colony is getting revised on account of earmarking of essential services, like electrical infrastructure, solid waste management infrastructure, provision of UGT/STP etc.

During the examination of records of the promoters, it is noticed that proceeding for non-timely compliance of RC conditions are going on, notice for which has been sent separately to show cause as to why penalty should not be imposed under section 63 of the Act,2016 for not timely complying the conditions of RC. As per the reply of promoter submitted in this case on 24.06.2022, the promoter had done compliance although late by about 18 months and matter is pending in authority to take a final view regarding penalty to be imposed on all cases of late compliance of RC Conditions.

The authority may grant the extension of registration of the project for one Year i.e., 28.05.2024.

(Asha)
Chartered Accountant

(Prachi Singh)
Planning Executive

Day and Date of hearing	Monday and 26.06.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 26.06.2023.

Ms. Prachi Singh, Planning Executive briefed about the facts of the case.

Sh. Rajan Bajaj (Director) is present on behalf of the promoter.

Since proceedings of late compliances are going on separately and authority has to take a view in such cases as a bench matter.

Approved as proposed.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA