Promoter Name: M/S Perfect Buildwell Pvt. Ltd.
Project Name: Zara Aavaas-2

PROJECT HEARING BRIEF FOR REGISTRATION U/S 6		
SNo.	**Particulars**	**Details**
1.	**Name of the project**	Zara Aavaas-2
2.	**Name of the promotor**	M/s Perfect Buildwell Pvt. Ltd.
3.	**Nature of the project**	Affordable Group Housing colony
4.	**Location of the project**	Sector-104, Gurugram
5.	**Legal capacity to act as a promoter**	Collaborator
6.	**Name of the license holder**	M/S Perfect Buildwell Pvt. Ltd, Sh. Rajhans S/o Sh. Baljeet Singh and Others
7.	**Name of the Collaborator**	M/s Perfect Buildwell Pvt. Ltd.
8.	**Whether registration applied for whole**	Phase-2
9.	**Status of project**	Ongoing
10.	**Online Application ID**	RERA-GRG-1207-2022
11.	**Date of completion of project as per REP-II/4(2)(l)(c)**	30.11.2023
12.	**QPR Compliance (If applicable)**	**Submitted – Sep 19 to March 23**
13.	**4(2)(l)(d) Compliance (If applicable)**	**Submitted – 2019-2020,2020-2021, 2021-22.**
14.	**Compliance of RC Conditions.**	**No conditions mentioned in the RC.**
15.	**4(2)(l)(c) compliance**	**N/A**
16.	**Details of proceedings pending against the project**	**1. RERA-GRG 2181-2020** Compliance of section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016 **2. RERA-GRG 3634-2022** Show cause notice for non-submission of quarterly progress report **3.RERA-GRG 3798-2022** Compliance of section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016 **Status – The promoter has submitted all the QPR and annual audited report u/s 4(2)(l)(D)**

17.	Status of change of bank accounts	No change		
18.	License no.	12 of 2014 dated 14.06.2014 (5 Acres)		OC obtained on 04.12.2019
		96 of 2017 dated 08.11.2017 for 1.0312 Acres		Valid up to 07.11.2022 (Expired)
19.	Total licensed area	6.0312 Acres	**Area to be registered**	1.0312 Acres.
20.	RERA Registration Number	21 of 2019 dated 01.04.2019		15.08.2022 + 6 months Covid = (15.02.2023)
21.	Fee Details			
	Registration Fee	9014.358*10*2.25 ₹ 2,02,823/- 292.132*1. 75*20 =₹10,225/- =₹2,13,048/-		
	Processing Fee	9306.49*10 =₹93065/-		
	Extension Fee	₹1,06,524/-		
	Processing Fee for extension	9306.49*10 =₹93065/-		
	Late Fee	NA		
	Total Fee	₹5,05,702/-		
	Fees paid at the time of registration	₹95,987/-, ₹4,36,769/-, ₹2,79,675/- and 94000/-		
	DD no. and date for registration	48060 dated 29.06.2018, 49163 dated 4.12.2018, 49453 dated 19.01.2019, 49352 dated 05.01.2019.		
	Name of the bank issuing	Axis Bank		
	Fees paid at the time of Extension	₹2,31,841/-and ₹99,659/- Total = ₹3,31,500/-		
	DD no. and date for extension	055183 dated 10.11.2022 & 055185 dated 10.11.2022		
	Name of the bank issuing	Axis Bank		
	Deficit fees	NIL		
22.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	08.11.2017	07.12.2023
	ii)	Zoning Plan Approval	03.02.2017	
	iii)	Building plan Approval	03.01.2019	02.01.2024
	iv)	Environmental Clearance	13.07.2018	12.07.2025
	v)	Airport height clearance	CCZM provided.	

	vi)	Fire scheme approval	13.10.2019
	vii)	Service plan and estimate approval	10.10.2019
	viii)	Electricity load availability connection	17.04.2018

23.	File Status	Date
	Project received on	11.11.2022
	First notice sent on	21.11.2022
	First reply submitted on	25.11.2022
	First hearing on	28.11.2022
	Second reply submitted on	28.11.2022
	Third reply submitted on	08.12.2022
	Second hearing on	12.12.2022
	Third hearing on	19.12.2022
	Fourth hearing on	03.01.2023
	Fourth reply submitted on	13.01.2023
	Fifth hearing on	17.01.2023
	Sixth hearing on	31.01.2023
	Seventh hearing on	14.02.2023
	Fifth reply submitted on	03.03.2023
	Eight hearing on	06.03.2023
	Sixth reply submitted on	06.03.2023
	Ninth hearing on	20.03.2023
	Tenth Hearing on	03.04.2023
	Seventh reply submitted on	03.04.2023
	Eleventh Hearing on	08.05.2023
	Seventh reply submitted on	08.05.2023
	Twelfth Hearing on	05.06.2023
	Thirteenth Hearing on	07.06.2023
	Eighth reply submitted on	07.06.2023
	Fourteenth Hearing on	26.06.2023
	Ninth reply submitted on	13.07.2023

24. Case History:

An application regarding extension of registration of affordable group housing colony namely "Zara Aavaas-2" situated at Sector-104, Gurugram, Haryana being developed by M/s Perfect Buildwell Pvt. Ltd. was submitted on 11.11.2022 under section 6 of Real Estate (Regulation and Development), Act 2016.

This application for extension of registration falls under license no. 12 of 2014 dated 14.06.2014 (5 Acres) for which OC has been obtained on 04.12.2019 and 96 of 2017 for area admeasuring 1.0312 acres dated 08.11.2017 valid up to 07.11.2017 (Expired) being issued in M/S Perfect Buildwell Pvt. Ltd, Sh. Rajhans S/o Sh. Baljeet Singh and Others in C/O with M/S Perfect Buildwell Pvt. Ltd which got registered by the authority vide RC no. 21 of 2019 dated 01.04.2019 valid up to 15.08.2022 + 6 months covid i.e., 15.02.2023.

On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/35 dated 18.11.2022. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 28.11.2022.

Documents submitted on 25.11.2022.

1. Site photographs for the physical status of construction submitted.
2. Authorized person to operate the bank account provided but needs to be revised. As free account is opened in another bank.
3. Photocopy of REP-II submitted; original copy needs to be submitted.

Proceedings dated 28.11.2022

The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from the filing of information in REP-I A to H format and online detailed project information. The matter to come up on 12.12.2022.

Documents submitted on 28.11.2022.

1. Photocopy of bank undertaking submitted, and it also needs to be revised because free account i.e., 30% account is opened in another bank. All 3 accounts should be opened in 1 bank.
2. Plans submitted.

Documents submitted on 08.12.2022.

1. Renewal of License applied on 09.11.2022. Copy submitted.
2. Reasons for delay of the project provided along with supporting documents.
3. Color coded zone map submitted for AHC.

Proceedings dated 12.12.2022

The AR of the promoter is advised to rectify the deficiencies and submit the deficit fee within a week alongwith the deficit documents apart from the filing of information in REP-I, A to H format and online detailed project information., the matter is adjourned to 19.12.2022.

Proceedings dated 19.12.2022

The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from the filing of information in online detailed project information. The matter to come up on 03.01.2023.

Proceedings dated 03.01.2023

The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from the filing of information in online detailed project information. The matter to come up on 17.01.2023.

Proceedings dated 17.01.2023

The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from the filing of information in online detailed project information. The matter is adjourned to 31.01.2023.

Proceedings dated 31.01.2023

The matter is adjourned to 14.02.2023.

Proceedings dated 14.02.2023.

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.

Sh. Yuvraj (AR) is present on behalf of the promoter.

The promoter is directed to rectify the deficiencies and submit the required documents before the next date of hearing.
The matter to come up on 06.03.2023.

Documents submitted on 08.12.2022.

1. Copy of BBA submitted but executed BBA needs to be submitted.

Proceedings dated 14.02.2023.

Sh. Shashank, Engineering Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.
Sh. Shankar Jha [ARJ, Sh. Pawan Kumar (AR) and Sh. Dilip Kumar (AR) are present on behalf of the promoter
The AR states that reply to the deficiencies has been submitted today and renewal of license has been applied to the DTCP and approval is expected shortly. The office to examine the reply and submit the status of compliances,
The matter to come up on 20.03.2023

Documents submitted on 06.03.2023.

1. Bank Undertaking submitted but needs to be revised in prescribed format.
2. Authorized person to operate the bank account submitted.
3. Affidavit of promoter regarding arrangement with the bank of master account submitted.

Proceedings dated 20.03.2023

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.
Sh. Yuvraj (AR) is 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 03.04.2023

Documents submitted on 06.04.2023.

Copy of executed BBA submitted

Proceedings dated 03.04.2023

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Yuvraj (AR) is present on behalf of the promoter and seeks one month time for complying with the deficiencies.
The matter to come up on 08.05.2023.

Proceedings dated 08.05.2023

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.
Sh. Shankar Kumar Jha (AR) is present on behalf of the promoter and states that the reply has been submitted today including renewal of license. The office to scrutinize the same. The matter to come up on 05.06.2023

Documents submitted on 06.04.2023.

1. Corrected REP-V form submitted.
2. A copy of renewal of license submitted which is valid up to 07.12.2023.
3. Cash flow statement provided.

	Proceedings dated 05.06.2023 Coram is not complete. The matter is placed before the authority and as per the directions of authority the matter is adjourned to 07.06.2023. **Proceedings dated 07.06.2023** Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Shankar Jha (AR) is present on behalf of the promoter. The AR of the promoter states that some documents have been submitted today and all compliances shall be submitted within one week. The matter to come up on 26.06.2023. **Proceedings dated 26.06.2023** Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Shankar Jha (AR) and Sh. Neeraj Kumar (AR) are present on behalf of the promoter. The AR of the promoter requests for three weeks time. The matter to come up on 17.07.2023.	
25.	**Present compliance status as on 17.07.2023 of deficient documents as observed on last hearing i.e., 26.06.2023**	1. Correction in REP-V form needs to be done. **Status:** Submitted. 2. Copy of renewal of license no. 96 of 2017 needs to be submitted. **Status:** Submitted. (Renewed up to 07.12.2023) 3. Corrected REP-II needs to be submitted and to be uploaded in online DPI. **Status:** Submitted. 4. Copy of executed BBA needs to be submitted. **Status:** Submitted. 5. Cost of the land needs to be clarified according to the area applied for the registration. **Status:** Submitted. 6. Financial resources of the project need to be clarified. **Status:** Submitted. 7. Bank undertaking needs to be submitted. **Status:** Submitted but branch manager and address is not mentioned on it. 8. Quarterly schedule of estimated expenditure needs to be provided. **Status:** Submitted. 9. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. **Status:** Submitted. 10. Authorized person to operate the bank account need to be provided. **Status:** Submitted. 11. Cash flow statement need to be provided. **Status:** Submitted.
26.	**Remarks**	1. Bank undertaking needs to be submitted

Recommendation - All the required documents for extension of registration under section 6 of the Act, 2016 have been submitted except bank undertaking. The Authority may consider for grant of extension of registration upon submission of revised bank undertaking.

(Asha)
Chartered Accountant

(Shashank Sharma)
Associate Engineer Executive

Day and Date of hearing	Monday and 17.07.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 17.07.2023
Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.
Sh. Shankar Kumar Jha (AR) and Sh. Neeraj Kumar are present on the behalf of the promoter.
Approved as proposed subject to the submission of revised bank undertaking after mentioning the name, designation and employee ID of the signing authority of the bank.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA