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

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

PROJECT HEARING BRIEF FOR EXTENSION OF REGISTRATION U/S 6 OF THE ACT, 2016				
SNo.	**Particulars**	**Details**		
1.	**Name of the project**	Yash Vihar		
2.	**Name of the promotor**	M/s KSD Buildtech Pvt. Ltd.		
3.	**Nature of the project**	Residential Plotted Colony under DDJAY		
4.	**Location of the project**	Sector- 05, Pataudi, Gurugram		
5.	**Legal capacity to act as a promoter**	Licensee		
6.	**Name of the license holder**	M/s KSD Buildtech Pvt. Ltd.		
7.	**Whether registration applied for whole**	Whole		
8.	**Phase no.**	N/A		
9.	**Online application ID**	RERA-GRG-1375-2023		
10.	**License no.**	94 of 2017		Valid up to 05.11.2022
11.	**Total licensed area**	7.70 Acres	**Area registered**	7.70 Acres
12.	**RERA Registration No.**	36 of 2020 dated 16.10.2020 and valid up to 05.11.2022		
13.	**Project completion date as declared u/s 4(2)(l)(c)**	Revised REP-II needs to be submitted.		
14.	**QPR compliance**	Submitted		
15.	**4(2)(l)(D) compliance**	Submitted		
16.	**RC Compliance**	Service plans & Estimates- Submitted (delay of 1yr 8 months) Approved electrical load- EP submitted (delay 1yr 6 months)		
17.	**4(2)(l)(c) compliance**	No separate proceeding initiated		
18.	**Status of change of bank a/c**	N/A		
19.	**Details of proceedings pending against the project**	**RERA- GRG-3452-2022** Show cause notice dated 31.05.2022 for non- submission of QPR issued to the promoter.		

	about the facts of the case. Sh. Sachin Dalal (AR) and Sh. Aman Kumar (AR) are present on behalf of the promoter. The AR of the promoter requested for two weeks' time to comply with the deficiencies. The matter to come up on 26.06.2023. **Proceedings dated 26.06.2023** The application for three weeks adjournment has been received in the Authority. The matter to come up on 17.07.2023. On 12.07.2023, the promoter has submitted an application in the Authority requesting for an adjournment of three weeks stating that they have applied for the approval of zoning plan which is process, and the promoter is hoping to receive the approval within 15 days.	
25.	**Present compliance status as on 17.07.2023 of deficient documents as observed on 26.06.2023**	1. Correction in online DPI needs to be done. **Status: Done** 2. Deficit fee of Rs. 10,91,030/-needs to be paid. **Status: Paid through DD no. 000021 dated 23.06.2023 of The Nainital Bank Ltd.** 3. Corrected copy of REP V needs to be submitted. **Status: Not submitted** 4. Project report along with the brochure of the current project and project photos specifying the development at site needs to be submitted. **Status: Submitted** 5. Approved zoning plan needs to be submitted. **Status: Not submitted.** 6. PERT chart specifying the date of completion of the project needs to be submitted. **Status: Submitted** 7. Sales deed needs to be provided. **Status: Submitted** 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. Cash flow statement need to be provided. **Status: Submitted** 11. REP II needs to be provided. **Status: Needs to be revised** 12. CA certificate for expenditure incurred and to be incurred needs to be submitted. **Status: Submitted** 13. Copy of paid challan of EDC and IDC needs to be provided. **Status: Not submitted**

		14. Financial resources need to be met with project cost, therefore financial resources need to be corrected. **Status: Corrected** 15. Land cost needs to be clarified according to area apply for registration. **Status: Not clarified** 16. CA certificate for non-default needs to be provided. **Status: Submitted**
26.	**Remarks**	1. Corrected copy of REP V needs to be submitted. 2. Approved zoning plan needs to be submitted. 3. Revised REP-II needs to be submitted 4. Copy of paid challan of EDC and IDC needs to be provided. 5. Land cost needs to be clarified according to area applied for registration.

(Asha)
Chartered Accountant

(Neeraj Gautam)
Associate Architectural 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

Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case.

Sh. Aman Kumar (AR) is present on the behalf of the promoter. The AR of the promoter requests for four weeks' time to comply with the deficiencies. The same is allowed.

The matter to come up on 14.08.2023.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA