



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

Promoter Name: M/s Conmin Project India Pvt. Ltd.
Project Name: Nest

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No.	Particulars	Details
1.	Name of the project	Nest
2.	Name of the promotor	M/s Conmin Project India Pvt Ltd.
3.	Nature of the project	Affordable Group Housing colony
4.	Location of the project	Sector-85, Gurugram
5.	Legal capacity to act as a promoter	Collaborator
6.	Name of the license holder	1. Logical Developers Pvt. Ltd. 2. Gallium Propbuild Pvt. Ltd. 3. Glimpse Propbuild Pvt. Ltd. 4. Glitz Propbuild. Pvt. Ltd. 5. Grunge Propbuild Pvt. Ltd. 6. Prosperous Buildcon Pvt. Ltd. 7. Grapeshot Propbuild Pvt. Ltd.
7.	Name of the Collaborator	M/s Conmin Projects India Pvt. Ltd.
8.	Whether registration applied for whole	Whole
9.	Status of project	New
10.	Online Application ID	RERA-GRG-1405-2023
11.	Date of completion of project as per REP-II/4(2)(I)(c)	30.06.2028
12.	QPR Compliance (If applicable)	NA
13.	4(2)(I)(d) Compliance (If applicable)	NA
14.	License no.	26 of 2021 dated 07.06.2021
15.	Total licensed area	9.0062 acres
		Area to be registered
16.	Fee Details	
	Registration Fee	Residential 80,365.509 x 2.25 x 10 =Rs. 18,08,223.953/- Commercial 1275.643 x 1.75 x 20

New PWD Rest House, Civil Lines, Gurugram, Haryana

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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



HARERA
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Promoter Name M/ s Conmin Projects India Pvt. Ltd.
Project Name Nest

		=Rs. 44,647.505/- Total = Rs. 18,52,871.458/-	
Processing Fee		81641.152 x 10= Rs 81,6411.52	
Late Fee		N/A	
Total Fee		Rs. 26,69,282.978/-	
DD amount at the time of current application		8,16,442 /-	
DD no. and date at the time of current application		345910 dated 20.06.2023	
Name of the bank issuing		Kotak Mahindra Bank	
Registration fee already paid which is to be adjusted and consider now.		1852940/-	
DD no and date at the time or previous application		000236 dated 30.07.2021	
Processing fee already paid which is forfeited now		816442 /-	
DD no and date at the time or previous application		000237 dated 30.07.2021	
Name of the bank issuing		HDFC Bank	
Deficient amount		NIL	
NOTE - The registration fees i.e., Rs 1852940/- is adjusted now in the current application for registration as no refund had been credited to M/s Conmin Projects India Pvt. Ltd. and the same is after getting verified from the Accounts branch of the Authority.			
17.	Statutory approvals either applied for or obtained prior to registration		
S.No.	Particulars	Date of approval	Validity up to
i)	License Approval	26 of 2021 dated 07.06.2021	06.06.2026
ii)	Zoning Plan Approval	DTCP 7785 dated 09.06.2021	
iii)	Building plan Approval	ZP-1478/SD(DK)/2021/18092 dated 27.07.2021	26.07.2026
iv)	Environmental Clearance	Applied on 13.07.2021.	
v)	Airport clearance height	AAI/RHQ/NR/ATM/NOC/2021/219/920-923 dated 12.07.2021	11.07.2029
vi)	Fire scheme approval	Applied on 04.08.2021	
vii)	Service plan and estimate approval	Applied on 29.07.2021	
viii)	Electricity load availability connection	Ch44/Drg. - PLC dated 30.07.2021	
File Status		Date	

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18.	Project received on	30.06.2023
	First notice sent on	07.07.2023
	First documents submitted on	12.07.2023
	Second documents submitted on	14.07.2023
	First hearing on	17.07.2023
	Second hearing on	07.08.2023
	Third documents submitted on	09.08.2023
19.	Case History: An application regarding registration of affordable group housing colony namely "Nest" situated at Sector-85, Gurugram, Haryana being developed by M/s Conmin Projects India Pvt. Ltd. was submitted on 30.06.2023 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration falls under license no. 26 of 2021 for area admeasuring 9.0062 acres dated 07.06.2021 valid up to 06.06.2026 being issued in favour Logical Developers Pvt. Ltd., Gallium Propbuild Pvt. Ltd., Glimpse Propbuild Pvt. Ltd., Glitz Propbuild. Pvt. Ltd., Grunge Propbuild Pvt. Ltd., Prosperous Buildcon Pvt. Ltd., Grapeshot Propbuild Pvt. Ltd in collaboration with M/s Conmin Projects India Pvt Ltd. On scrutiny of the application, it is found that the project mentioned above was received in the Authority on 05.08.2021 for registration of area admeasuring 9.00625 acres. The first deficiency notice was sent on 12.08.2021 and after that 9 hearing had been held in the above-mentioned case and in the last hearing AR of promoter submitted that they have applied for migration of license from Affordable group housing to DDJAY. On the request of the promoter the application for grant of registration is allowed to be withdrawn subject to forfeiture of processing fees. Now, in the present application the registration fees i.e., Rs 1852940/- is adjusted as no refund had been credited to M/s Conmin Projects India Pvt. Ltd. and the same is getting verified from the accounts branch of the Authority and the processing fees i.e., Rs 816442 /- paid earlier is forfeited as per the direction of the Authority in the proceedings dated 20.12.2021. Some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/632 dated 07.07.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 17.07.2023. A complaint by M/s MGF Development Ltd., M/s Glimpse Propbuild Pvt. Ltd., M/s Grapeshot Propbuild pvt. Ltd. through authorized representative Sh. Sunil Yadav has been received in the Authority, vide dak receipt no 55561 dated 12.07.2023 and wherein multiple allegations have been accused on the applicant promoter and the complainant further request to stay all further actions, approvals, sanctions, permissions etc. and restrain the developer from creating any third-party rights/interest on the developed/undeveloped portion(s) of the licensed land i.e., 26 of 2021 dated 09.06.2021. A copy of complaint has been handed over to the applicant promoter on 13.07.2023. Proceedings dated 17.07.2023 Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.	



Sh. Praveen Kumar Singh (AR), Sh. Sunil Kumar (AR) and Sh. Atul Modi (AR) are present on behalf of the promoter.

The AR of the promoter requested for three weeks time to comply with the deficiencies. Request is allowed and promoter is also directed to submit the reply of the complaint dated 12.07.2023 within a week in the Authority.

The matter to come up on 07.08.2023

No reply has been received in the Authority by the promoter against the complaint dated 12.07.2023.

Proceedings dated 07.08.2023

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

Sh. Sunil Kumar, Sh. Praveen Kumar Singh, Sh. Raghunath and Sh. Rahul Singh are present on behalf of the promoter. The AR of the promoter seeks two weeks time for reply to the complaint as well as removal of other deficiencies. Further, regarding the payment schedule, the changes require be mentioned in the tabular format against the prescribed format by the Authority clarifying as to what change is and why the same is required. The matter to come up on 21.08.2023.

20. Present compliance status as on 21.08.2023 of deficient documents as observed on last hearing i.e., 07.08.2023.

1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each.
Status - Not Submitted.
2. Corrections in online detailed project information needs to be done.
Status - Not Submitted.
3. Emaar India Limited is also there in the Joint development Agreement, so needs clarification about the role of Emaar India Limited.
Status - Land cost as minimum guarantee given to collaborator as per JDA is Rs. 56,31,25,000/-, stamp duty of Rs 33,59,50/- and Conversion charges of Rs. 79,41,680/- (Total - Rs. 57,44,26,190/-).
Further, Emaar India Limited is successors in interest and permitted assigns of above mention companies.
4. Environmental clearance needs to be submitted.
Status - Applied on 13.07.2021.
5. Copy of approved fire scheme needs to be submitted.
Status - Applied on 04.08.2021.
6. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted.
Status - Applied on 29.07.2021.
7. Mutation, jamabandi and Akshjra certified on latest dates needs to be submitted.

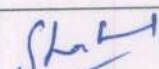
	Status – Submitted but mutation of whole area needs to be submitted. 8. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. Status – Submitted but not certified on latest dates. 9. REP-II needs to be revised. Status – Submitted. 10. Project report needs to be revised. Status - Submitted. 11. Land title search report needs to be submitted. Status- Not Submitted. 12. Approval of Storm water drainage needs to be submitted. Status - Submitted. 13. PERT chart needs to be revised. Status – Submitted. 14. Draft allotment letter needs to be revised. Status - Submitted but payment plan is different. 15. Draft BBA needs to be revised. Status – Submitted but payment plan is different. 16. Payment plan needs to be revised. Status - Submitted but payment plan is different. 17. Draft application form needs to be revised Status - Submitted. 18. CA certificate for Expenditure incurred and to be incurred needs to be submitted. Status - Submitted. 19. Quarterly schedule of estimated expenditure needs to be provided. Status – Submitted. 20. Land cost needs to be clarified according to area apply for registration. Status - Submitted. 21. Latest board resolution for operation of bank account needs to be submitted. Status - Submitted. 22. Other resources in loan and advances needs to be clarified. Status – Undertaking submitted by the promoter that the Promoter will obtain a loan of Rs 3000lacs from
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		financial institution bank or NBFC as loan advances for proposed project. 23. Sales deed needs to be provided. Status - JDA has been provided by the promoter. 24. Copy of paid challan of EDC and conversion charges needs to be provided. Status - Submitted. 25. Undertaking regarding 10% deduct from separate bank account needs to be provided. Status - Not Submitted. 26. Cash flow statement needs to be corrected. Status - Submitted. 27. CA Certificate for REP-I needs to be provided. Status - Submitted. 28. COI needs to be provided. Status - Submitted.
21.	Remarks	1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. 2. Corrections in online detailed project information needs to be done. 3. Emaar India Limited is also there in the Joint development Agreement, so needs clarification about the role of Emaar India Limited. 4. Environmental clearance needs to be submitted. 5. Copy of approved fire scheme needs to be submitted. 6. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. 7. Mutation of whole area certified on latest dates needs to be submitted. 8. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. 9. Land title search report needs to be submitted. 10. Draft allotment letter needs to be revised. 11. Draft BBA needs to be revised. 12. Payment plan needs to be revised.

13. Undertaking regarding 10% deduct from separate bank account needs to be provided.


(Asha)
Chartered Accountant


(Shashank Sharma)
Associate Engineer Executive

Day and Date of hearing Monday and 21.08.2023

Proceeding recorded by Sh. Ram Niwas

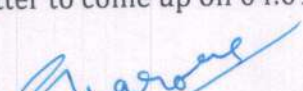
PROCEEDINGS OF THE DAY

Proceedings dated 21.08.2023

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Sunil Kumar, Sh. Praveen Kumar Singh, Sh. Raghunath are present on behalf of the promoter. The AR of the promoter submits that the license no 26 of 2021 dated 07.06.2021 had been granted by the DTCP after recognizing the collaboration agreement and joint development agreement. However, The AR states that mutation of 1.25 acres land has been obtained in the name of the complainant company and the complainant had filed the case in Hon'ble High Court also wherein the Hon'ble High Court vide orders dated 01.12.2022 held that as per Section 19 of the 1975 Act, any person aggrieved by an order of the Director or any officer appointed by the Government may prefer an appeal to the Secretary to Government, Haryana, Town & Country Planning Department.

The AR further informs to the Authority that, today a hearing is also going on before the Director, Town & Country Planning Department. So, the AR seeks one week time to comply with the remaining deficiencies. In view of the above, it is decided that the complainant company i.e., M/s MGF Development Ltd., M/s Glimpse Propbuild Pvt. Ltd., M/s Grapeshot Propbuild pvt. is also given an opportunity to put in appearance in the next date of hearing to explain the contentions of the complaint and the concerned planning executive is to ensure the issuance of notice to the complainant to remain present in the next date of hearing.

The matter to come up on 04.09.2023


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA

