(4)

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

PROJECT HEARING BRIEF FOR EXTENSION OF REGISTRATION U/S 6 OF THE ACT, 2016				
S No.	**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)**	31.10.2023		
14.	**QPR compliance**	Submitted		
15.	**4(2)(l)(D) compliance**	Submitted		
16.	**RC Compliance**	Service plans & Estimates- Submitted (delay of 1year 8 months) Approved electrical load- EP submitted (delay 1year 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. **RERA- GRG-4362-2022** Show cause notice (revocation of RC) dated 15.06.2022 for non- compliance of the conditions mentioned in RC issued to the promoter. **RERA- GRG-4084-2022** Show cause notice dated 01.06.2022 for non- compliance of section 4(2)(l)(D) of the Act of 2016 issued to the promoter.

20. Statutory approvals either applied for or obtained prior to registration

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	06.11.2017	05.11.2022 and renewed up to 05.11.2023
ii)	Zoning Plan Approval	20.07.2023	
iii)	Layout plan Approval	06.11.2017	
iv)	Environmental Clearance	N/A	
v)	Airport height clearance	N/A	
vi)	Fire scheme approval	N/A	
vii)	Service plan and estimate approval	02.09.2022	
viii)	Electricity load availability connection	15.07.2022	

21. Fee details

Registration fee	(29927.16 x 10) + (1233.64 x 20) =Rs. 3,23,945 /-
Processing fee at the time of registration	31160.8 x 10 =Rs. 3,11,608/-
Extension fee	Rs. 1,61,973 /-
Processing Fee at the time of extension	31160.8 x 10 =Rs. 3,11,608/-
Late fee	450% of extension fee = Rs. 7,28,876/-

	Total fee	Rs. 18,38,010/-
22.	**Amount submitted at the time of registration**	Rs. 5,00,000/- Rs. 1,67,000/- Rs. 180/-
	DD no. and date for registration	002565 dated 15.11.2019 002629 dated 17.01.2020 002727 dated 17.07.2020
	Name of the bank issuing	The Nainital Bank Ltd.
	Amount submitted for extension	Rs. 79,800/- Rs. 10,91,030/-
	DD no. and date for extension	075196 dated 17.04.2023 000021 dated 23.06.2023
	Name of issuing bank	The Nainital Bank Ltd.
	Total fee paid	Rs. 18,38,010/-
	Deficient amount	Nil
23.	**File Status**	**Date**
	Project received on	03.05.2023
	Notice dispatched on	24.05.2023
	First hearing on	29.05.2023
	First reply submitted on	29.05.2023
	Second hearing on	12.06.2023
	Second reply submitted on	12.06.2023
	Third hearing on	26.06.2023
	Third reply submitted on	27.06.2023
	Fourth reply submitted on	12.07.2023 (adjournment request)
	Fourth hearing on	17.07.2023
	Fifth reply submitted on	27.07.2023
	Sixth reply submitted on	09.08.2023
	Fifth hearing on	14.08.2023
24.	**Case history-** The promoter i.e., M/s KSD Buildtech Pvt. Ltd. has applied on dated 03.05.2023 for extension of their affordable residential plotted colony under DDJAY namely "Yash Vihar" in sector-05, Pataudi, Gurugram. The project was registered by the Authority vide RC No. RC/REP/HARERA/GGM/420/152/2020/36 dated 16.10.2020 and valid up to 05.11.2022 for	

	the license no. 94 of 2017 dated 06.11.2017 for an area measuring 7.70 acres The promoter has now applied for the extension of the project u/s 6 of Act of 2016. On scrutiny of the application, it was found that there were deficiencies in the application and an opportunity of hearing is provided on 29.05.2023 **Proceedings dated 29.05.2023** Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. is present on the behalf of the promoter. Sh. Aman, authorized representative, is present on behalf of the promoter. the AR of the promoter states that the reply is being filed by the promotor and seeks two weeks' time to rectify the deficiencies. Matter to come up on 12.06.2023 for further proceedings. **Proceedings dated 12.06.2023** Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed 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. **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. **Proceedings dated 14.08.2023** The coram is not complete. The matter is adjourned and to come up on 21.08.2023.	
25.	**Present compliance status as on 21.08.2023 of deficient documents as observed on 14.08.2023**	1. Corrected copies if REP V and online DPI need to be submitted. **Status: Not submitted** 2. Approved zoning plan needs to be submitted. **Status: Submitted** 3. REP II needs to be provided. **Status: Submitted** 4. Copy of paid challan of EDC and IDC needs to be provided. **Status: Submitted** 5. Land cost needs to be clarified according to

		area applied for registration. **Status: Clarified**
26.	**Remarks**	1. Corrected copies if REP V and online DPI need to be submitted.
27.	**Recommendations:** The application submitted by the promoter for extension of the registration certificate u/s 6 of the Act of 2016 as per details given above is complete and all requisite documents are in order except hard copies of the corrected DPI and for REP V. However, proceedings regarding revocation of registration no. 36 of 2020 on account of non-compliance of conditions mentioned in the registration certificate are pending before the Authority. As per the conditional registration certificate issued to the promoter, the promoter was required to submit the approved service plans and estimates and the approved electrical load availability within three months from the date of grant of registration ,i.e., till 16.01.2021. However, the promoter has obtained the approval of service plans and estimates on 02.09.2022 and approval of electrification plan and ultimate load on 15.07.2022. While reviewing QPR of March 2023 and June 2023 it is revealed that there is mismatch in the figures and as per CA certificates enclosed, it shows withdrawal of 4.50 crores in quarter ending June 2023 & Rs. 3.90 crores in quarter ending March 2023 for purpose other than project which needs to be clarified before issuance of the extension certificate. It is recommended that the Authority may consider for the grant of extension of registration and a decision regarding the pending suo- motu proceedings may also be taken.	

(Asha)
Chartered Accountant

(Neeraj Gautam)
Associate Architectural 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

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.

It is brought to the notice of the Authority by the concerned that the proceedings regarding revocation of registration no. 36 of 2020 on account of non- compliance of conditions mentioned in the registration certificate are pending before the Authority. As per the conditional registration certificate issued to the promoter, the promoter was required to submit the approved service plans and estimates and the approved electrical load availability within three months from the date of grant of registration ,i.e., till 16.01.2021. However, the promoter has obtained the approval of service plans and estimates on

02.09.2022 and approval of electrification plan and ultimate load on 15.07.2022.

The AR of the promoter states that they had submitted the copy of checked and corrected service plans and estimates dated 13.01.2021 as forwarded from the Chief Engineer- I, HSVP, Panchkula to The Director, Town & Country Planning, Chandigarh in the Authority vide Dak ID 14551 dated 15.01.2021 which is within the time allowed i.e., 16.01.2021. Further, the AR states that the approval of EP and sanction of ultimate load was granted by DHBVN vide A & A No. G32-522-15 dated 02.05.2022 and on 23.06.2022, however, the issuance of sanction letter was delayed by DHBVN because of COVID pandemic and other delays on the part of the department and was finally issued to the promoter on 15.07.2023. The electricity connection was applied long back and delay in the approval of EP and ultimate load was on the part of DHBVN.

Keeping in view the above, the Authority decides to impose a penalty of Rs. 5.0 lacs on the promoter for the delay in compliance of the conditions of the registration certificate.

Further, the Authority decides to grant extension for the registration of the project. These proceedings be tagged with the on-going proceedings under section 7 of the Act of 2016 and may be disposed of. The certificate for extension of registration certificate shall be issued after rectification of details in REP V and detailed project information and clarifications as per recommendations.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA