

Project The Ridge
 Promoter M/s 4S Developers Pvt. Ltd.

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

SNo.	Particulars	Details		
1.	Name of the project	The Ridge		
2.	Name of the promotor	M/s 4S Developers Pvt. Ltd.		
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 59 & 63A, Gurugram		
5.	Legal capacity to act as a promoter	Licensee		
6.	Name of the license holder	M/s 4S Developers Pvt. Ltd.		
7.	Whether registration applied for whole	Whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1376-2023		
10.	License no.	92 of 2023 21.04.2023	Valid up to 20.04.2028	
11.	Total licensed area	7.434375 Acres	Area to be registered	7.434375 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	20.04.2028		
13.	QPR compliance	N/A		
14.	4(2)(I)(D) compliance	N/A		
15.	Compliance of conditions of RC	N/A		
16.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	21.04.2023	20.04.2028
	ii)	Zoning Plan Approval	Not submitted	
	iii)	Layout plan Approval	26.04.2023	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	

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



	vii)	Service plan and estimate approval	Not submitted
	viii)	Electricity load availability connection	Not submitted
17.	Fee details		
	Registration fee		(28882.367 x 10) + (1203.432 x 20) =Rs. 3,12,893/-
	Processing Fee		30085.799 x 10 = Rs. 3,00,858/-
	Late fee		Nil
	Total fee		Rs. 6,13,751/-
18.	DD amount		Rs. 2,98,203/- Rs. 3,10,129/-
	DD no. and date		507731 dated 28.04.2023 507730 dated 28.04.2023
	Name of the bank issuing		ICICI Bank
	Deficient amount		Rs. 5,419/-
19.	File Status		Date
	Project received on		11.05.2023
	Notice sent on		31.05.2023
	1 st hearing on		05.06.2023
	2 nd hearing on		07.06.2023
	3 rd hearing on		26.06.2023
	4 th hearing on		17.07.2023
20.	Case history-		
	The promoter i.e., M/s 4S Developers Pvt. Ltd. has applied on dated 11.05.2023 for registration of their affordable plotted colony under DDJAY namely "The Ridge" located at Sector 59 & 63A, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016. This application relates to the license no. 92 of 2023 dated 21.04.2023 and valid up to 20.04.2028 issued by the DTCP in favour of M/s 4S Developers Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 7.434375 acres in sector- 59 & 63A, Gurugram. The current project comprises of 115 residential plots and a commercial block being developed by M/s 4S Developers Pvt. Ltd. On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided on 05.06.2023.		

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	<u>Proceedings dated 05.06.2023</u> 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. <u>Proceedings dated 07.06.2023</u> Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Authorised representative is not present. Reply is awaited. The matter to come up on 26.06.2023. All deficiencies must be addressed by 19.06.2023. <u>Proceedings dated 26.06.2023</u> Ms. Asha, Chartered Accountant briefed about the facts of the case. None is present on behalf of the promoter. The matter is adjourned and now to come up on 17.07.2023. <u>Proceedings dated 17.07.2023</u> Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. None is present on the behalf of the promoter. Since three opportunities of hearing have already been provided to the promoter and no one appeared before the authority, nor any reply has been submitted till date. Therefore, A show cause notice be issued to the promoter as to why the application of registration of the project shall not be rejected. The matter to come up on 21.08.2023. The show cause notice for rejection of the application has not been dispatched yet. Meanwhile, the promoter has submitted an application dated 17.08.2023 for the withdrawal of the application for registration as the promoter has decided to apply and/or convert the license 92 of 2023 21.04.2023 into a New Integrated License Policy of Government of Haryana. The promoter has further requested for refund of the fee deposited through DD no. 507730 amounting to Rs. 3,10,129/- and DD no. 507731 amounting to Rs. 2,98,203/-.	
21.	Present compliance status as on 21.08.2023 of deficient documents as conveyed in deficiency notice	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 done 2. Corrections marked on the hard copy of online DPI need to be done. Status: Not done 3. Deficit fee of Rs. 5,419/- needs to be paid. Status: Not paid 4. Project report needs to be revised. Status: Not submitted

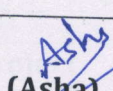


	5. Aks shijra duly certified by a revenue officer not more than six months prior to the date of application needs to be submitted. Status: Not submitted 6. Approved service plans and estimates need to be submitted. Status: Not submitted 7. Electrical load availability connection needs to be submitted. Status: Not submitted 8. Superimposed demarcation plan on approved layout plan needs to be submitted. Status: Not submitted 9. Approved zoning plan needs to be submitted. Status: Not submitted 10. PERT chart of the project proposed needs to be submitted. Status: Not submitted 11. Payment plan needs to be revised. Status: Not submitted 12. Cost of the land needs to be clarified according to the area applied for the registration. Status: Not clarified 13. Loan sanction letter, disbursement and repayment schedule needs to be provided. Status: Not submitted 14. CA certificate for expenditure incurred and to be incurred needs to be submitted. Status: Not submitted 15. Quarterly schedule of estimated expenditure needs to be provided. Status: Not submitted 16. Cash flow statement need to be provided. Status: Not submitted 17. CHG form needs to be provided. Status: Not submitted 18. Others in financial resources needs to be clarified. Status: Not clarified
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		19. Copy of paid challan of EDC, IDC and License fee needs to be submitted. Status: Not submitted 20. CA certificate for REP 1 needs to be submitted. Status: Not submitted
22.	Remarks	No reply submitted by the promoter yet.
 (Asha) Chartered Accountant		 (Ar. 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

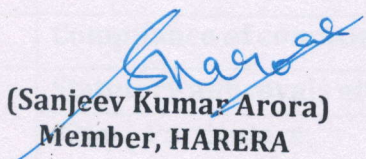
Proceedings dated 21.08.2023

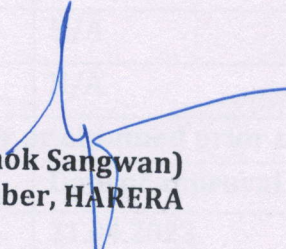
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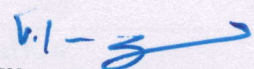
Sh. Amit Sharma (AR) is present on the behalf of the promoter. The AR of the promoter has submitted an application dated 17.08.2023 for the withdrawal of the application for registration as the promoter has decided to apply and/or convert the license 92 of 2023 21.04.2023 under New Integrated License Policy of Government of Haryana. The promoter has further requested for refund of the fee deposited through DD no. 507730 amounting to Rs. 3,10,129/- and DD no. 507731 amounting to Rs. 2,98,203/-.

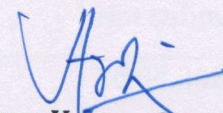
The Authority decides to allow the request of the promoter to withdraw the application for registration subject to the forfeiture of processing fee amounting to Rs. 3,00,858/-.

The matter stands disposed of.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA

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