

Hearing brief for registration of Project u/s 4

S.No.	Particulars	Details
1.	Name of the project	Azalia
2.	Name of the promoter	M/s DSC Estate Developers Pvt. Ltd.
3.	Nature of the project	Group Housing
4.	Location of the project	Sector- 68, Gurugram
5.	Legal capacity to act as a promoter	Not Clarified
6.	Name of the license holder	Satya Prakash and Others
7.	Status of project	Ongoing
8.	Whether registration applied for whole	Phases
	Phase no.	Not clarified
9.	Online application ID	RERA-GRG-PROJ-1252-2022
10.	License no.	89 of 2014 dated 08.08.2014 valid up to 07.08.2024. 134 of 2014 dated 26.08.2014 valid up to 25.08.2024.
11.	Total licensed area	15.1 acres Area to be registered 15.1 acres
12.	Projected completion date	Not Clarified
13.	QPR Compliances (if applicable)	Not Clarified
14.	4(2)(I)(D) Compliances (if applicable)	Not Clarified
15.	4(2)(I)(C) Compliances (if applicable)	Not Clarified
16.	Status of change of bank account	Not Clarified
17.	Details of proceedings pending against the project	Not Clarified
18.	Status of change of bank account	Not Clarified
19.	Statutory approvals either applied for or obtained prior to registration	
	S.No	Particulars Date of approval Validity upto
	i)	License Approval 195 of 2008 dated 22.11.2008. 21.11.2025 15 of 2023 dated 30.01.2023. 29.01.2028
	ii)	Zoning Plan Approval DTCP – 5170 dated 26.05.2015 -
	iii)	Building plan Approval ZP-957/AD(RA)/2017/1963 dated 02.02.2017 01.02.2022 (Expired)
	iv)	Environmental Clearance SEIAA/HR/2017/100 dated 09.03.2017 08.03.2017
	v)	Airport height clearance AAI/RHQ/NR/ATM/NOC/2021/296/1218-1221 dated 07.09.2021 06.09.2029
	vi)	Fire scheme approval DFS/F.A./2017/637/40939 dated 19.04.2017



	vii)	Service plan and estimate approval	Applied	
20.	Fee Details			
	Registration Fee		Fees cannot be calculated as the area applied for the registration is not clarified.	
	Processing Fee		Fees cannot be calculated as the area applied for the registration is not clarified.	
	Late Fee		Fees cannot be calculated as the area applied for the registration is not clarified.	
	Total Fee		Fees cannot be calculated as the area applied for the registration is not clarified.	
21.	DD amount		Rs 7,66,515/-	
	DD no. and date		624294 dated 12.06.2023	
	Name of the bank issuing		Union Bank of India	
	Deficient amount		Fees not calculated as the area applied for the registration is not clarified.	
22.	File Status		Date	
	File received on		12.07.2023	
	First hearing on		07.08.2023	
	First notice Sent on		24.08.2023	
	Second hearing on		28.08.2023	
23.	Case History: The Promoter M/s DSC Estate Developers Pvt. Ltd. who is one of the license holder (Legal capacity not clarified) applied for the registration of real estate group housing colony namely "Azalia" located at Sector-68, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 55622 dated 12.07.2023 and RPIN-634. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1252-2022. The project area for registration is 15.1 acres but the licensed area is 55.5294 acres. The promoter submitted the copy of licenses no. 89 of 2014 dated 08.08.2014 valid upto 07.08.2024 and 134 of 2014 dated 26.08.2014 valid upto 25.08.2024. The area applied for registration of project is already registered with the Authority having registration no. 182 of 2017 dated 04.09.2017 for an area 32.83 acres. The application for registration of group housing colony was scrutinized and it is observed that there are deficiencies but the same have not been conveyed to the promoter yet. On 07.08.2023, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. The application submitted by the promoter has been scrutinized by the concerned official but the deficiency notice has not been dispatched till date. In view of the same the matter is adjourned and the next date of hearing will be conveyed through deficiency notice within a week. The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/634 dated 24.08.2023 was issued to the promoter with an opportunity of being heard on 28.08.2023. The status of the documents is mentioned below:			



24.	Present compliance status as on 28.08.2023 of deficient documents conveyed vide notice dated 24.08.2023.	1. The area applied for registration of project is already registered with the Authority having registration no. 182 of 2017 dated 04.09.2017 for an area 32.83 acres which needs to be clarified. 2. The applicable fee for registration of project is not calculated as the area applied for the registration is not clarified and once clarified the fee will be calculated and the same shall be deposited by the promoter. 3. The legal capacity of the promoter needs to be clarified. 4. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 5. Online DPI needs to be corrected. 6. Building plan is approved for 55.5294 acres not for 15.1 acres. Hence; it cannot be considered as a whole project. Clarification for registration of 15.1 acres needs to be submitted. 7. Copy of LC-IV needs to be submitted. 8. Revalidated building plan approval needs to be submitted. 9. Approved Service plan and estimates needs to be submitted. 10. Electrical load availability needs to be submitted. 11. Mutation, Jamabandi and Aks- shajra certified on the latest date from tehsildar needs to be submitted. 12. Non-encumbrance certificate from the revenue department needs to be submitted. 13. Copy of superimposed demarcation plan on the approved layout plan showing khasra no not submitted. 14. Affidavit/ NOC for Natural Conservation zone, Tree cutting permission, Forest land diversion and Powerline Shifting needs to be submitted. 15. Approval NOC's from various agencies for connecting external services like roads, water supply, sewerage and storm water needs to be submitted. 16. Latest Land title search report needs to be submitted. 17. Pert chart needs to be submitted. 18. Allottee related documents like draft allotment letter and builder buyer agreement needs to be revised. 19. Allottee related documents like draft application form and conveyance deed needs to be submitted. 20. Mining permission needs to be submitted. 21. Draft brochure needs to be re-submitted. 22. Cost of the land needs to be clarified according to the area applied for the registration. 23. CA certificate for expenditure incurred and to be incurred needs to be submitted. 24. Quarterly schedule of estimated expenditure needs to be submitted. 25. Cash flow statement need to be submitted.
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Project - Azalia

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		26. Copy of paid challan of EDC, IDC and conversion charges needs to be submitted. 27. KYC of authorised person to operate bank needs to be submitted. 28. KYC of project consultant needs to be submitted. 29. Project report needs to be submitted. 30. REP II needs to be revised notarized. 31. CA certificate for non-default needs to be submitted. 32. Rate of EDC, IDC conversion charges and license fee needs to be filled in DPI as per LOI. 33. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. 34. CA certificate for REP 1 needs to be submitted. 35. ROC statement showing details needs to be submitted. 36. Bank Undertaking needs to be submitted. 37. Financial resources need to be met with project cost. Correction in DPI needs to be done. 38. Document regarding relation with M/s supertech limited needs to be submitted. 39. Annual balance sheet for the last 3 financial year i.e., 2019-20, 2020-21 and 2021-22 need to be submitted.
25.	Remarks	The reply has not been submitted till date.

Asha

Chartered Accountant

28/8/23
Ashish Kush
Planning Executive

Day and Date of hearing

Monday and 28.08.2023

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 28.08.2023.

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

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

No reply has been submitted by the promoter against the deficiencies raised by the authority till 25.08.2023.

In view of the same the matter is adjourned, and the next date of hearing will be conveyed after the submission of reply of deficiencies already conveyed through notice.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA