

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Ompee Tower		
2.	Name of the promoter	M/s Ompee Construction		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector- 1, Manesar, Gurugram		
5.	Legal capacity to act as a promoter	Third Part Right Holder/ Landowner		
6.	Name of the license holder	N/A		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole		
	Phase no.	Whole		
9.	Online application ID	RERA-GRG-PROJ-1435-2023		
10.	License no.	N/A		N/A
11.	Total land area	0.9884 acres	Area to be registered	0.9884 acres
12.	Projected completion date	07.08.2028		
13.	QPR Compliances (if applicable)	N/A		
14.	4(2)(I)(D) Compliances (if applicable)	N/A		
15.	4(2)(I)(C) Compliances (if applicable)	N/A		
16.	Status of change of bank account	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	RC Conditions Compliances (if applicable)	N/A		
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	N/A	N/A
	ii)	Zoning Plan Approval	Not required	
	iii)	Building plan Approval	HSIIDC/IPD/IMT/M/2023/744 dated 08.08.2023.	07.08.2028
	iv)	Environmental Clearance	Not required (as per Clause 8(a) of notification dated 14.09.2006.)	
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/469/2099-2102 dated 13.07.2023	12.07.2031
	vi)	Fire scheme approval	Applied on 01.09.2023	

	vii) Service plan and estimate approval	N/A
20.	Fee Details	
	Registration Fee	Residential- 6980 * 1.75 * 10 = Rs 1,22,150/- Commercial- 20* 1.75 * 20 = Rs 700/- Total - Rs 1,22,850/-
	Processing Fee	7000 * 10 = Rs 70,000/-
	Late Fee	N/A
	Total Fee	Rs 1,92,850/-
21.	DD amount	Rs 1,92,500/-
	DD no. and date	894316 dated 16.08.2023.
	Online amount	Rs 350/-
	Online Transaction	230918164346300 dated 18.09.2023.
	Name of the bank issuing	Bank of Maharashtra
	Deficient amount	NIL
22.	File Status	Date
	File received on	25.08.2023
	First notice Sent on	06.09.2023
	First hearing on	11.09.2023
	Second hearing on	16.10.2023
23.	<p>Case History:</p> <p>The Promoter M/s Ompee Construction who is a third-party right holder/ Land Owner applied for the registration of real estate group housing colony namely "Ompee Tower" located at Sector-1, Manesar, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 57833 dated 25.08.2023 and RPIN- 641. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1435-2023. The project area for registration is 0.9884 acres and total land area is 0.9884 acres.</p> <p>The total land area is 0.9884 acres, the promoter has obtained possession letter from HSIIDC.</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/641 dated 06.09.2023 was issued to the promoter with an opportunity of being heard on 11.09.2023.</p> <p>On 11.09.2023, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. No reply has been submitted by the promoter company till 06.09.2023 against the deficiencies conveyed by the authority through notice dated 06.09.2023. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed. Further, if no response is received from the promoter within next 4 week's time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.</p> <p>The promoter has submitted a reply on 22.09.2023 and 05.10.2023 which were scrutinized and the status of documents is mentioned below:</p>	



	<p>As per Clause 1 (c) of the agreement dated 26.08.2022 executed between the Promoter and HSIIDC, it is noticed that <i>"the promoter(transferee/allottee) will only have the right to accept the deposits in respect of membership fee and towards the construction of the flats under self financing or any other scheme from its members but shall have no right to transfer by way of sale, gift, mortgage or otherwise land/ building or any part thereof or any right, title or interest therein till full price has been paid to HSIIDC except with the prior permission of the MD, HSIIDC."</i></p>	
24.	<p>Present compliance status as on 16.10.2023 of deficient documents conveyed vide notice dated 06.09.2023.</p>	<ol style="list-style-type: none">1. Deficit Fee- Rs 350/- Status: Submitted amount of Rs 350/- vide transaction no. 230918164346300 dated 18.09.2023.2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not Submitted.3. Online DPI needs to be corrected. Status: Not Submitted.4. Zoning plan needs to be submitted. Status: Promoter submitted the zoning plan of Group housings, IMT Manesar, Sector1, Gurugram.5. Environment Clearance needs to be submitted. If applied, then the copy of the same needs to be submitted. Status: Not required as per Clause 8(a) of notification dated 14.09.2006.6. Fire scheme approval needs to be submitted. If applied, then the copy of the same needs to be submitted. Status: Applied on 01.09.2023.7. Approval NOCs from the various agencies for connecting external services like water, sewerage, storm water drainage needs to be submitted. Status: Not required as per executed agreement dated 26.08.2022 between HSIIDC and promoter.8. Electrical load availability needs to be submitted. Status: Not required as per agreement dated 26.08.2022 HSIIDC will provide 11KV line around the Group Housing.9. Pert Chart needs to be submitted. Status: Submitted.10. Draft Application form needs to be submitted. Status: Submitted.11. Draft Allotment letter needs to be revised as per prescribed format. Status: Submitted but needs to be revised.12. Draft BBA needs to be revised as per prescribed format. Status: Submitted.13. Draft Conveyance deed needs to be submitted. Status: Submitted.14. Brochure needs to be submitted.



		<p>Status: Submitted.</p> <p>15. Mining permission needs to be submitted. Status: Submitted an undertaking stating that no permission is required.</p> <p>16. REP-II needs to be revised. Status: Submitted.</p> <p>17. CA certificate for Expenditure to be incurred and incurred needs to be submitted. Status: Submitted.</p> <p>18. Original partnership deed needs to be submitted. Status: Submitted.</p> <p>19. Financial resources need to be filled in the DPI. Status: Not Submitted.</p> <p>20. Quarterly schedule of estimated expenditure needs to be submitted. Status: Submitted.</p> <p>21. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted.</p> <p>22. Project report needs to be submitted. Status: Submitted.</p> <p>23. KYC of partner (Yogender Hooda) and authorised person needs to be submitted. Status: Submitted.</p> <p>24. CA certificate for non-default needs to be submitted. Status: Submitted.</p> <p>25. Cash flow statement need to be submitted. Status: Submitted.</p> <p>26. TAN of promoter needs to be submitted. Status: Submitted.</p> <p>27. Cost of land needs to be clarified along with annexure. Status: Submitted.</p> <p>28. Bank Undertaking needs to be submitted. Status: Submitted.</p>
25.	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Zoning Plan needs to be submitted. Status: Promoter submitted the zoning plan of Group housings, IMT Manesar, Sector1, Gurugram.</p> <p>4. Fire scheme approval needs to be submitted.</p> <p>5. Draft Allotment letter needs to be revised.</p> <p>6. Mining permission needs to be submitted. Status: Submitted an undertaking stating that no permission is required.</p>

7. Financial resources need to be filled in the DPI.
8. As per Clause 1 (c) of the agreement dated 26.08.2022 executed between the Promoter and HSIIDC, it is noticed that ***“the promoter(transferee/allottee) will only have the right to accept the deposits in respect of membership fee and towards the construction of the flats under self financing or any other scheme from its members but shall have no right to transfer by way of sale, gift, mortgage or otherwise land/ building or any part thereof or any right, title or interest therein till full price has been paid to HSIIDC except with the prior permission of the MD, HSIIDC.”***

Recommendation:

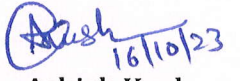
The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form, Fire Scheme approval and Draft Allotment letter.

The promoter shall submit a DD/BG amounting to Rs. 25 lakhs as a security amount to submit the Fire Scheme approval within 3 months from the date of issuance of registration certificate.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.


 Asha

Chartered Accountant


 Ashish Kush
 Planning Executive

Day and Date of hearing

Monday and 16.10.2023

Proceeding recorded by

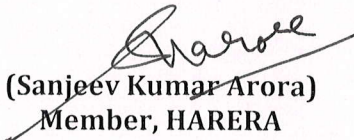
Ram Niwas

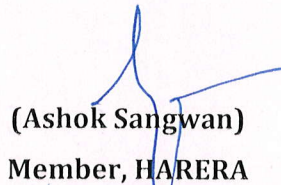
PROCEEDINGS OF THE DAY

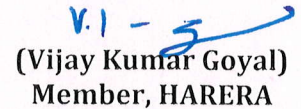
Proceedings dated: 16.10.2023.

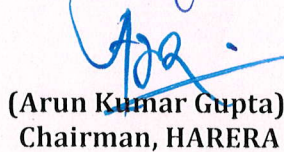
Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Yogender Hooda, Partner of the company is present on behalf of the promoter.

Approved, subject to submission of signed copy of zoning plan and an undertaking to abide by condition of HSIIDC pertaining to allotment of the site and the same will also be incorporated in the Registration Certificate. The promoter shall submit the BG/DD amounting to Rs 25 lakhs as a security amount to submit the Fire Scheme approval within 3 months The registration certificate shall be issued after the submission of above.


 (Sanjeev Kumar Arora)
 Member, HARERA


 (Ashok Sangwan)
 Member, HARERA


 (Vijay Kumar Goyal)
 Member, HARERA


 (Arun Kumar Gupta)
 Chairman, HARERA

