



New PWD Rest House Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

Floret Central
RERA-GRG-PROJ-1450-2023

Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Floret Central	
2.	Name of the promoter	M/s Corona Realtors Pvt. Ltd.	
3.	Nature of the project	Commercial (Distinct Commercial Component of DDJAY Plotted Colony)	
4.	Location of the project	Sector- 59, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	M/s Commandor Realtors Pvt. Ltd. M/s Fiverivers Developers Pvt. Ltd. M/s Fiverivers Township Pvt. Ltd. M/s IREO Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	30.06.2027	
10.	Online application ID	RERA-GRG-PROJ-1450-2023	
11.	License no.	89 of 2022 dated 07.07.2022	Valid up to 06.07.2027
12.	Total licensed area	6.225 Acres	Area to be registered 0.249 acres
13.	QPR status (RC no. 103 of 2022 dated 21.11.2022)	Not submitted	
14.	4(2)(I)(D) reports status	Not submitted	
15.	Other conditions of RC (para G)	Complied (service plan estimates)	
16.	4(2)(I)(C) compliance	N/A	
17.	Status of change of bank account	N/A	
18.	Details of proceedings pending against the project	RERA-GRG-2530-2023 - Non compliance of RC condition	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	89 of 2022 dated 07.07.2022 06.07.2027
	ii)	Zoning Plan Approval	Not submitted N/A
	iii)	Building plan Approval	Memo no. 6651 dated 13.10.2023 12.10.2025
	iv)	Environmental Clearance	N/A N/A
	v)	Fire scheme approval	N/A
	vi)	Service plan and estimate approval	LC-4587-JE(DS)-2022/36182 dated 02.12.2022

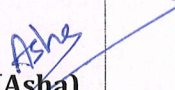

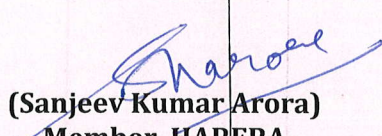
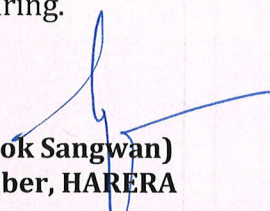
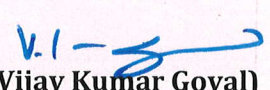
Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016

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



20.	Fee details	
	Registration fee	1763.417 * 1.75* 20 = Rs 61,720/-.
	Processing fee	1763.417 * 10 = Rs 17,634/-
	Late fee	N/A
	Total	Rs. 79,354/-
21.	DD amount	Rs. 80,000/-
	DD no. and date	505082 dated 17.10.2023
	Name of the bank issuing	ICICI Bank
	Deficient amount	Nil
22.	File Status	Date
	File received on	17.10.2023
	First notice Sent on	27.10.2023
	First hearing on	30.10.2023
23.	<p>Case History:-</p> <p>The Promoter M/s Corona Realtors Pvt. Ltd. who is a collaborator applied for the registration of real estate commercial colony (Distinct Commercial Component of DDJAY Plotted Colony) namely "Floret Central" located at Sector-59, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 60513 dated 17.10.2023 and RPIN-658. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1450-2023. The project area for registration is 0.249 acres commercial part of that of the licensed area i.e., 6.225 acres vide License no -89 of 2022 dated 07.07.2022.</p> <p>It is noted that the license is granted subject to the final outcome of CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others v/s State of Haryana pending adjudication before Hon'ble Supreme Court of India and CBI investigation under process.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/658 was issued to the promoter with an opportunity of being heard on 30.10.2023.</p> <p>The status of the documents is mentioned below:</p>	
18.	<p>Present compliance status as on 30.10.2023 of the deficiencies conveyed vide notice dated 27.10.2023.</p>	<ol style="list-style-type: none"> 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. 2 Online DPI needs to be corrected. 3 Mutation, Jamabandi, Ak-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. 4 Land title search report certified on latest date needs to be submitted. 5 Forest NOC needs to be submitted. 6 Mining permission needs to be submitted. 7 Approved zoning plan needs to be submitted. 8 Approved demarcation plan needs to be submitted. 9 Demarcation plan superimposed on the approved Layout plan showing khasra no. needs to be submitted. 10 PERT chart needs to be submitted. 11 Draft Application form needs to be submitted. 12 Draft Allotment letter as per prescribed format needs to be submitted.



				13 Draft BBA as per prescribed format needs to be submitted. 14 Payment receipt needs to be submitted. 15 Draft Brochure/advertisement document needs to be submitted. 16 Bank undertaking needs to be submitted. 17 KYC and details of Structural Engineer needs to be provided. 18 Land cost needs to be clarified according to area apply for registration. 19 CHG form needs to be provided. 20 Loan sanction letter along with repayment and disbursement schedule needs to be provided. 21 Quarterly schedule of estimated expenditure needs to be Provided. 22 Project report needs to be provided. 23 Copy of paid challan of EDC and IDC needs to be provided. 24 Cash flow statement need to be provided. 25 CA certificate for expenditure incurred and to be incurred needs to be deposit. 26 CA certificate for non-default needs to be provided. 27 Copy of paid challan of EDC and IDC needs to be provided. 28 Other resources in loan or advances under the head of financial resources needs to be clarified. 29 CA certificate for REP I needs to be provided.		
				Remarks	Reply not submitted. All above documents needs to be submitted.	
				 (Asha) Chartered Accountant	 (Sumeet) Engineering Officer	
				Day and Date of hearing	Monday and 30.10.2023	
				Proceeding recorded by	Ram Niwas	
				PROCEEDINGS OF THE DAY		
				Proceedings dated: 30.10.2023. Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. The application submitted by the promoter for registration of the project has been scrutinized by the concerned official and the deficiency notice has been issued on 27.10.2023. The promoter submitted the reply on the same day i.e., 27.10.2023. In view of the same the matter is adjourned, and the concerned official is directed to examine the reply of promoter and put the matter on file before the authority to fix the next date of hearing.		
				 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA

