

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृहर सिविल लाईंसर गुरुग्रामर हरियाणा

**Project- Swastik Greens**  
**Temp ID- RERA-GRG-1446-2023**
**Project hearing brief under section 4**


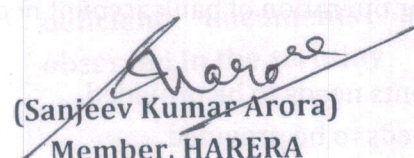
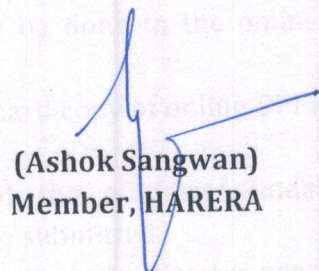
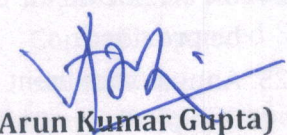
S.No	Particulars	Details		
1.	Name of the project	Swastik Greens		
2.	Name of the promoter	M/s Prominent Enterprises Pvt. Ltd.		
3.	Nature of the project	Industrial Plotted Colony		
4.	Location of the project	Village Banshariya, Sector M-9 & M-10, Manesar, District Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Status of project	New		
7.	Whether registration applied for whole/Phase	Whole		
8.	Phase no. (If applicable)	N/A		
9.	Online application ID	RERA-GRG-1446-2023		
10.	License no.	65 of 2023 dated 27.03.2023	Valid upto 26.03.2028	
11.	Total licensed area	106.6625 Acre	Area to be registered 106.6625 Acre	
12.	Project completion date as declared u/s 4(2)(I)(C)	26.03.2028		
13.	QPR Compliance (If applicable)	N/A		
14.	4(2)(I)(D) Compliance (If applicable)	N/A		
15.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	27.03.2023	26.03.2028
	ii)	Zoning Plan Approval	Submitted (Approved on 21.08.2023)	-
	iii)	Revised Layout plan Approval	Submitted (Approved on 28.06.2023)	-
	iv)	Environmental Clearance	N/A	N/A
	v)	Service plan and estimate approval	Not submitted (Applied on 08.08.2023)	
16.	Fee Details			
	A) Registration fee for plotted area	Residential (106.1741 x 4046.86 x 1 x 10) = Rs. 42,96,717/-		



		<b>Commercial</b> (0.4884 x 4046.86 x 20) = Rs. 39,530/-
	<b>B) Processing Fee</b>	106.6625 x 4046.86 x 10= Rs. 43,16,482/-
	<b>Total Fee (A+B +C)</b>	Rs. 86,52,729/-
<b>17.</b>	<b>DD Details</b>	
	Receipt no.	1828
	DD No. and Date	008570 dated 11.09.2023
	Fees Paid	Rs. 87,35,000/-
	<b>Deficit fee</b>	N/A
<b>18.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	29.09.2023
	<b>First notice Sent on</b>	19.10.2023
	<b>1<sup>st</sup> hearing on</b>	23.10.2023
<b>19.</b>	<b>Case History: -</b> The promoter M/s Prominent Enterprises Pvt. Ltd. who is a License holder applied for the registration of real estate project namely "Swastik Greens" Village Banshariya, Sector M-9 & M-10, Manesar, District Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.  The Temp ID of REP – I (Part A-H) is RERA -GRG-1446-2023. The project area for registration is same as that of the licensed area i.e., 106.6625 Acre. License no – 65 of 2023 dated 27.03.2023.  The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/652 dated 19.10.2023 was issued to the promoter with an opportunity of being heard on 23.10.2023.	
<b>20.</b>	<b>Present compliance status as on 23.10.2023 of deficient documents as observed in the scrutiny</b>	<ol style="list-style-type: none"><li>1. The annexure in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</li><li>2. Corrections marked on the hard copy of online DPI need to be done.</li><li>3. As layout plan is revised the affidavit/ undertaking regarding no sale needs to be submitted.</li><li>4. Copy of approved Service plans and estimates needs to be submitted.</li><li>5. Copy of super imposed demarcation plan on the approved layout plan needs to be submitted.</li><li>6. Electrical load availability connection needs to be submitted.</li><li>7. Approvals of Natural conservation zone NOC, tree cutting permission NOC, forest land diversion NOC &amp; power line</li></ol>

	<p>shifting NOC from various departments needs to be submitted.</p> <ol style="list-style-type: none"> <li>8. Aks- Shijra duly certified by revenue offices six months prior to date of application needs to be submitted.</li> <li>9. The land title search report needs to be submitted.</li> <li>10. Whether the fact that project land licensed and bonded for setting up of a colony has been informed to the revenue department for entry in the record of ownership needs to be submitted.</li> <li>11. PERT chart/ Project progress chart needs to be submitted.</li> <li>12. Affidavit for REP II needs to be submitted.</li> <li>13. Assurance of approvals/NOCs from various agencies for connecting external services needs to be submitted</li> <li>14. Revised Application form, Allotment letter, builder buyer agreement, conveyance deed and Payment receipt need to be submitted in prescribed format.</li> <li>15. Cost of the land needs to be clarified according to the area applied for the registration along with annexure.</li> <li>16. Legible copy of COI, MOA and AOA needs to be provided.</li> <li>17. CA certificate for non-default in payment needs to be revised.</li> <li>18. Bank undertaking needs to be provided.</li> <li>19. Quarterly schedule of estimated expenditure needs to be provided.</li> <li>20. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.</li> <li>21. The board resolution for operation of bank account needs to be revised.</li> <li>22. KYC of Project proponents needs to be provided.</li> <li>23. Cash flow statement needs to be provided.</li> <li>24. CA certificate for cost incurred and to be incurred needs to be provided.</li> <li>25. Annual statement of the financial year 2020-21 along with independent auditor and director report needs to be provided.</li> <li>26. Independent auditor and director report for the financial year 2021-22 and 2019-20.</li> <li>27. Project report needs to be provided.</li> <li>28. Other cost and interest to financial institutions in miscellaneous cost needs to be clarified along with supporting document.</li> <li>29. Statement of quarterly expenditure needs to be provided.</li> </ol>
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		30. Affidavit of 10% auto deduct of EDC from separate account under section 4(2)(I)(D) needs to be submitted. 31. Copy of paid EDC challan needs to be provided. 32. CA certificate regarding proportionate the loan amount between the project. 33. Draft Brochure for the project needs to be submitted. 34. Draft Advertisement document needs to be submitted.	
21.	Remarks	No reply is received till date.	
	<p>OL (Asha) Chartered Accountant</p>	<p> (Neeraj Gautam) Associate Architectural Executive</p>	<p>OL (Deepika) Planning Executive</p>
	Day and Date of hearing	Monday and 23.10.2023	
	Proceeding recorded by	Ram Niwas	
<b>PROCEEDINGS OF THE DAY</b>			
Proceedings dated: 23.10.2023 Ar. Neeraj Gautam (Associate Architectural Executive) briefed about the facts of the project. No reply has been submitted by the promoter company till 20.10.2023 against the deficiencies conveyed by the authority through notice dated 19.10.2023. 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.			
 (Sanjeev Kumar Arora) Member, HARERA		 (Ashok Sangwan) Member, HARERA	
 (Arun Kumar Gupta) Chairman, HARERA			