

Hearing brief for registration of Project u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Godrej Aria & 101 (Vol II)	
2.	Name of the promoter	Wonder City Buildcon Pvt. Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector- 79, Gurugram	
5.	Legal capacity to act as a promoter	BIP/ JDR	
6.	Name of License Holder	M/s Sterling Infrastructure Pvt. Ltd. (now known as Sterling Infrastructure LLP) and Rizon Developers Pvt. Ltd. (now known as KJS Colonisers Pvt. Ltd.)	
7.	Name of BIP/ JDR	Wonder City Buildcon Pvt. Ltd.	
8.	Status of project	Ongoing	
9.	Whether registration applied for whole	NO (In 3 phases)	
10.	Phase no.	2	
11.	Online application ID	RERA-GRG-PROJ-947-2021	
12.	License no.	47 of 2013 dated 06.06.2013. 109 of 2014 dated 14.08.2014.	Valid upto 05.06.2025. Valid upto 13.08.2024.
13.	Total licensed area	17.43125 acres	Area to be registered 0.9875 acres
14.	Projected completion date	30.08.2028	
15.	QPR Compliances (if applicable)	RC 61 of 2017 - Not Submitted.	
16.	4(2)(l)(D) Compliances (if applicable)	RC 61 of 2017 - Not Submitted.	
17.	4(2)(l)(C) Compliances (if applicable)	RC 61 of 2017 - Expired on 28.08.2021. (Show Cause notice issued)	
18.	Status of change of bank account	N/A	
19.	Details of proceedings pending against the project	RERA-GRG-2873-2022 for 4(2)(l)(C) RERA-GRG-2927-2022 for QPR RERA-GRG-5091-2022 for 4(2)(l)(D)	
20.	RC Conditions Compliances (if applicable)	BIP Permission - Submitted in the applied file.	
21.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	05.06.2025. 13.08.2024.
	ii)	Zoning Plan Approval	4824 dated 14.08.2014



	iii)	Building plan Approval	ZP-897/AD(RA)/2014/191203 dated 20.08.2014	19.08.2019		
		Revised Building plan approval	ZP-897/SD(BS)/20156/14623 dated 07.08.2015	06.08.2020		
		Revalidated Building plan approval	ZP-897/JD(RD)/2020/3887 dated 10.02.2020	19.08.2024 (Revalidation for Tower 7/G)		
	iv)	Environmental Clearance	SEIAA/HR/2017/256 dated 01.05.2017	30.04.2027		
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/535/3043-46 dated 05.08.2022 and AAI/RHQ/NR/ATM/NOC/2023/343/1233-36 dated 05.06.2023	04.08.2030 and 04.06.2031		
	vi)	Fire scheme approval	DFS/Supdt/2017/764/88065 dated 12.12.2017	-		
	vii)	Service plan and estimate approval	LC-2435VOL-III-JE(VA)/2018/8272 dated 08.03.2018			
22.	Fee Details					
	Registration Fee	Residential FAR= 8758.43 Sqm * 1.75 * 10 =Rs 1,53,273/-				
	Processing Fee	8758.43 Sqm * 10 = Rs 87,584/-				
	Late Fee	500 % of registration fee 1,53,273 * 5 = Rs 7,66,365 /-				
	Total Fee	Rs 10,07,222/-				
23.	DD amount	Rs 79,925/- Rs 9,27,297/-				
	DD no. and date	002253 dated 04.07.2023. 002331 dated 06.09.2023.				
	Name of the bank issuing	HDFC Bank				
	Deficient amount	NIL				
24.	File Status	Date				
	File received on	23.08.2023				
	Deficiency conveyed on	06.09.2023				
	First hearing on	11.09.2023				
	Second hearing on	18.09.2023				
21.	Case History:					
	The total licensed area of the colony is 17.43125 acres. The group housing colony is proposed to be developed in three phases. Details of the phases are mentioned below:					
	Phases	Area	Registration No.	RC Status	Status	Details of Towers



Phase 1	13.60625 acres	61 of 2017 dated 17.08.2017 valid upto 28.08.2021	Expired	Not Submitted	Twelve Towers (T1 – T4, T8- T15 and Convenient Shopping, Community Building)
Phase 2	0.9875 acres	Applied for registration			
Phase 3	2.8375 acres	Applied for registration			

The Promoter i.e., M/s Wonder City Buildcon Pvt. Ltd who is a BIP/ JDR Holder has applied for the registration of real estate group housing colony namely “Godrej Aria & 101 (Vol II)” located at Sector-79, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 57696 dated 23.08.2023 and RPIN- 640. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-947-2021. The project area for registration is 0.9875 out of the 14.59375 for which BIP permission was obtained from DTCP vide LC-2435-III/JE(DS)/2023/18992 dated 14.06.2023. The licensed area i.e., 17.43125 acres vide License no –47 of 2013 dated 06.06.2013 and License no. – 109 of 2014 dated 14.08.2014.

The total licensed area of the project is 17.43125 acres for which the DTCP has granted the BIP vide LC-2435-III/JE(DS)/2023/18992 dated 14.06.2023. The grant of permission for change in beneficial interest w.r.t license no. 47 of 2013 dated 06.06.2013 to Wonder City Buildcon Pvt. Ltd. for the land measuring 14.59375 acres and License no. 109 of 2014 dated 14.08.2014 to Godrej Properties Ltd. on the additional land measuring 2.8375 acres for the development of the area.

Now, the promoter M/s Wonder City Buildcon Pvt. Ltd. has applied for the registration of area admeasuring 0.9875 acres out of 14.59375 acres as the registration for 13.60625 acres had already been obtained vide RC no. 61 of 2017 dated 17.08.2017. In view of the same separate approval for phasing from DTCP has not been sought from the promoter. The Authority is already considering the balance area left out for registration at the time of registration of first application for registration with Interim RERA.

Further, there is no requirement of consent from two-third allottees of the project as the building plans were revised before the commencement of the RERA Act, 2016.

Also, the promoter has submitted that there is no sold unit in the Tower 7/G applied for registration as per DPI submitted. Therefore, an affidavit regarding no sale advertisement has been sought from the promoter.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/640 dated 06.09.2023 was issued to the promoter with an opportunity of being heard on 11.09.2023.

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>The promoter has submitted the reply on 08.09.2023, 12.09.2023 and 14.09.2023 which were scrutinized and the Status of the documents is mentioned below:</p>	
<p>22. Present compliance status as on 18.09.2023 of the deficiencies conveyed vide notice dated 06.09.2023.</p>		<ol style="list-style-type: none"> 1. Deficit Fee- Rs 9,27,297/- Status: Submitted vide DD no. 002331 dated 06.09.2023 amounting to Rs 9,27,297/- 2. Affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the area applied for registration needs to be submitted. Status: Submitted. 3. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted but needs to be corrected. 4. Online DPI needs to be corrected. Status: Submitted but needs to be corrected. 5. Approval NOCs from the various agencies for connecting external services like storm water drainage needs to be submitted. Status: Submitted. Approved vide memo no. GMDA/Drainage/2023/619 dated 13.09.2023. 6. Non-encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Submitted. 7. Pert chart needs to be submitted. Status: Submitted. 8. Draft Application form needs to be revised. Status: Submitted. 9. Draft Allotment letter needs to be revised. Status: Submitted. 10. Draft Builder buyer agreement needs to be revised. Status: Submitted. 11. Draft Conveyance deed needs to be submitted. Status: Submitted. 12. Draft brochure of the project needs to be revised. Status: Submitted. 13. Cost of the land needs to be provided according to the area applied for the registration. Status: Submitted. 14. Others sources in financial resources of the project needs to be clarified. Status: Submitted. 15. Loan sanction letter and repayment schedule along with disbursement schedule needs to be submitted.

		<p>Status: An Affidavit submitted by the promoter stating that no loan is outstanding from any bank or financial institution against land area on which said project is proposed.</p> <p>16. CHG form needs to be submitted. Status: An Affidavit submitted by the promoter stating that no loan is outstanding from any bank or financial institution against land area on which said project is proposed.</p> <p>17. Project report needs to be revised. Status: Submitted.</p> <p>18. COI needs to be submitted. Status: Submitted.</p> <p>19. Board resolution for operation of bank accounts needs to be provided along with KYC of Authorised person to operate these bank accounts. Status: Submitted.</p> <p>20. Quarterly schedule of estimated expenditure needs to be submitted. Status: Submitted but needs to be revised.</p> <p>21. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised and notarized. Status: Submitted.</p> <p>22. Costing of development works & services needs to be corrected as per approved service plan and estimates. Status: Submitted.</p> <p>23. Cash flow statement need to be submitted. Status: Submitted.</p> <p>24. KYC of project proponents (Anuj Shandilya, Nitish Dubey, Mahesh Kuwalekar and Geetika Trehan) needs to be submitted. Status: Submitted.</p> <p>25. Copy of paid challan of EDC, IDC needs to be submitted. Status: Submitted.</p> <p>26. TAN of promoter needs to be submitted. Status: Submitted.</p>
	Remarks	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Quarterly schedule of estimated expenditure needs to be revised.

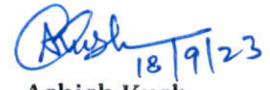
Recommendation:

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 and corrections in online (A-H) form.

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 18.09.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

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


Sh. Mansoor Ali (AR), Sh. Nitish Dubey and Ms. Shatakshi are present on behalf of the promoter.


The AR of the promoter states that the corrected Quarterly schedule of estimated expenditure is submitted today.


Further, regarding the compliances of the earlier registration certificate of the part project vide registration no. 61 of 2017, it is noticed that the promoter has neither submitted the QPR nor the Annual report u/s 4(2)(I)(D) of the Act of 2016 and the registration certificate also stand expired on 28.08.2021. In this regard the AR of the promoter stated that the Occupation Certificate for the earlier registered part project vide registration no. 61 of 2017 has been obtained within the validity of registration and they assume that there is no need for extension of registration of the project. Further, the AR of the promoter assures that they will submit the QPR and the Annual report u/s 4(2)(I)(D) of the Act of 2016 alongwith application for extension of validity of registration within a period of 30 days and request to grant the registration of this part of the project.

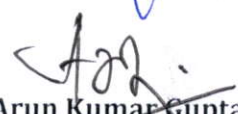
In view of the above, the Authority decided to approve the registration of the project as proposed subject to submission of QPR, the Annual report u/s 4(2)(I)(D) of the Act of 2016 and application for extension of validity of registration within 30 days.

The registration certificate shall be issued after submission of the corrected (A-H), corrected online DPI and other pending compliances.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA