

Project - Sapphire Residences
RERA-GRG-1433-2023
Hearing brief for registration of Project u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Sapphire Residences	
2.	Name of the promoter	M/s Summit Terracraft Pvt. Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector- 15-II, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Ajit Singh and Others	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1417-2023	
10.	License no.	77 of 2023 dated 10.04.2023.	valid upto 09.04.2028.
11.	Total licensed area	2.44687 acres	Area to be registered 2.44687 acres
12.	Projected completion date	31.03.2028	
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	Validity upto
	i)	License Approval	77 of 2023 dated 10.04.2023. 09.04.2028.
	ii)	Zoning Plan Approval	9132 dated 11.04.2023.
	iii)	Building plan Approval	Not Submitted
	iv)	Environmental Clearance	Not Submitted
	v)	Airport height clearance	Not Submitted
	vi)	Fire scheme approval	Not Submitted
	vii)	Service plan and estimate approval	Not Submitted



20.	Fee Details	
	Registration Fee	Fee cannot be calculated as the building plans are not submitted.
	Processing Fee	Fee cannot be calculated as the building plans are not submitted.
	Late Fee	N/A
	Total Fee	Fee cannot be calculated as the building plans are not submitted.
21.	DD amount	Rs 4,70,500/-
	DD no. and date	156236 dated 24.08.2023.
	Name of the bank issuing	Bank of Baroda
	Deficient amount	Cannot be calculated as the building plans are not submitted.
22.	File Status	Date
	File received on	25.08.2023
	First notice Sent on	06.09.2023
	First hearing on	11.09.2023
23.	<p>Case History:</p> <p>The Promoter M/s Summit Terracraft Pvt. Ltd. who is a collaborator has applied for the registration of real estate group housing colony namely "Sapphire Residences" located at Sector-15-II, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 57775 dated 25.08.2023 and RPIN- 642. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1433-2023. The project area for registration is 2.44687 acres i.e., total licensed area is 2.44687 acres.</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/642 dated 06.09.2023 was issued to the promoter with an opportunity of being heard on 11.09.2023.</p> <p>The status of the documents is mentioned below:</p>	
24.	<p>Present compliance status as on 11.09.2023 of deficient documents conveyed vide notice dated 06.09.2023.</p>	<ol style="list-style-type: none"> 1. Fee cannot be calculated as the building plans are not submitted and will be calculated after the submission of the building plans and if the fee comes out deficit than the same shall be payable. Status: Not Submitted. 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. Details of the area allotted to the land owners needs to be submitted. Status: Not Submitted. 5. The clause regarding the irrevocable in the collaboration agreement needs to be clarified. Status: Not Submitted. 6. Building Plan approval needs to be submitted. Status: Not Submitted.





	<ol style="list-style-type: none">7. Environment Clearance needs to be submitted. If applied, then the copy of the same needs to be submitted. Status: Not Submitted.8. Fire scheme approval needs to be submitted. If applied, then the copy of the same needs to be submitted. Status: Not Submitted.9. Approved Service plan and estimates needs to be submitted. If applied, then the copy of the same needs to be submitted. Status: Not Submitted.10. Airport Height clearance needs to be submitted. Status: Not Submitted.11. Non-encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Not Submitted.12. Land title search report needs to be submitted. Status: Not Submitted.13. Approval NOCs from the various agencies for connecting external services like roads, sewerage, storm water drainage needs to be submitted. Status: Not Submitted.14. Pert Chart needs to be submitted. Status: Not Submitted.15. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. Status: Not Submitted.16. Draft Allotment letter needs to be submitted as per prescribed format. Status: Not Submitted.17. Draft BBA needs to be submitted as per prescribed format. Status: Not Submitted.18. Draft Conveyance deed needs to be submitted. Status: Not Submitted.19. Brochure needs to be submitted. Status: Not Submitted.20. Mining permission needs to be submitted. Status: Not Submitted.21. REP-II needs to be revised. Status: Not Submitted.22. Cost of the land needs to be clarified according to the area applied for the registration. Status: Not Submitted.23. Project report needs to be submitted. Status: Not Submitted.24. Project proponents needs to be Submitted. Status: Not Submitted.25. Bank undertaking needs to be provided along with all 3 RERA accounts needs to be submitted. Status: Not Submitted.26. Quarterly schedule of estimated expenditure needs to be Submitted. Status: Not Submitted.27. Annual balance sheet for the last 3 financial year needs to be submitted.
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		Status: Not Submitted. 28. Cash flow statement needs to be submitted. Status: Not Submitted. 29. The board resolution duly acknowledged for operation of bank account needs to be submitted along with KYC of authorised person. Status: Not Submitted. 30. CA certificate for total estimated cost needs to be revised. Status: Not Submitted. 31. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be Submitted. Status: Not Submitted. 32. Challan copy of paid challan of license fee needs to be submitted. Status: Not Submitted. 33. CA certificate for REP 1 needs to be submitted. Status: Not Submitted. 34. Financial resources needs to be met with project cost. Status: Not Submitted.
25.	Remarks	The promoter has not submitted any reply.


 Asha

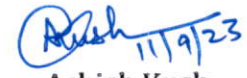
Chartered Accountant

Day and Date of hearing

Monday and 11.09.2023

Proceeding recorded by

Ram Niwas



 Ashish Kush


 11/9/23
 Planning Executive


PROCEEDINGS OF THE DAY

Proceedings dated: 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.


 (Sanjeev Kumar Arora)
 Member, HARERA


 (Vijay Kumar Goyal)
 Member, HARERA


 (Arun Kumar Gupta)
 Chairman, HARERA