



**HARERA**  
GURUGRAM

**HARYANA REAL ESTATE REGULATORY  
AUTHORITY GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**Project - Iconic**  
**RERA-GRG-1415-2023**

**Hearing brief for project registration u/s 4**

S.No.	Particulars	Details	
1.	Name of the project	Iconic	
2.	Name of the promoter	M/s Celestial Estate Pvt. Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 71, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	Sh. Braham Prakash s/o Sh. Ram Singh and Smt. Basanti Devi w/o Chhalu Ram	
7.	Status of project	Ongoing	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	15.03.2025	
10.	Online application ID	RERA-GRG-PROJ-1415-2023	
11.	QPR Compliances (if applicable)	N/A	
12.	4(2)(I)(D) Compliances (if applicable)	N/A	
13.	4(2)(I)(C) Compliances (if applicable)	N/A	
14.	Status of change of bank account	N/A	
15.	Details of proceedings pending against the project	N/A	
16.	RC Conditions Compliances (if applicable)	N/A	
17.	License no.	101 of 2011 dated 29.11.2011	valid upto 28.11.2024
18.	Total licensed area	3.409 acres	Area to be registered 3.409 acres
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	101 of 2011 dated 29.11.2011 28.11.2024
	ii)	Zoning Plan Approval	Not Submitted N/A
	iii)	Building Approval plan	ZP-765/JD(BS)/2012/5953 dated 24.04.2012 23.04.2017 (Expired)
	iv)	Environmental Clearance	SEIAA/HR/2014/1038 dated 06.08.2014 05.08.2024
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/625/2618-21 dated 01.09.2023 31.08.2031

**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

भूसंपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16





	vi) Fire scheme approval	Not Submitted
	vii) Service plan and estimate approval	Not Submitted
20.	<b>Fee details</b>	
	Registration fee	24142.493 sqm * 1.75 * 20 = Rs 8,44,987/-
	Processing fee	24142.493 sqm * 10 = Rs 2,41,425/-
	Late fee	500% of registration fee = Rs. 42,24,935
	<b>Total</b>	<b>Rs 53,11,347/-</b>
	<b>DD Details</b>	
	DD amount	Rs 2,41,420/-
	DD no. and date	500522 dated 02.09.2023
	Name of the bank issuing	ICICI Bank
	Deficient amount	Rs 50,69,927/-
21.	<b>File Status</b>	<b>Date</b>
	File received on	05.09.2023
	First notice Sent on	21.09.2023
	First hearing on	25.09.2023
22.	<b>Case History:</b>	
	<p>The Promoter M/s Celestial Estate Pvt. Ltd. who is a collaborator applied for the registration of real estate commercial colony namely "Iconic" located at Sector-71, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 58241 dated 05.09.2023 and RPIN-646. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1415-2023. The project area for registration is same as that of the licensed area i.e., 3.409 acres vide License no -101 of 2011 dated 29.11.2011.</p> <p>After scrutiny of application submitted by the promoter Celestial Estate Pvt Ltd for registration of project under Section 4 of the Act of 2016, it is observed from the order of DTCP Haryana dated nil that licence of the company was cancelled by DTCP Haryana as the license was issued in favour of Celestial Estate Pvt Ltd and the compliance were being done by Earth Infrastructure Limited. Thereafter the company went under insolvency proceedings and Hon'ble NCLT passed the order dated 15.03.2021 stating that all statutory duties including taxes/cess/interest/penalty and other liabilities due to the operational creditors shall stand satisfied/waived off. The company namely HS Oberoi Buildtech Pvt Ltd as successful resolution applicant has taken over the developer company Celestial Estate Pvt Ltd. Further DTCP has directed the company to open an escrow account where the department will have first charge on the amount received in the said account. In view of the orders of Hon'ble NCLT and to safeguard interest of 400 allottees etc., DTCP Haryana has restored the license. Further DTCP Haryana has renewed the license in the name of Celestial Estate Pvt Ltd wherein DTCP has put certain conditions like opening of escrow account before registration in RERA and deposition of administrative charges on account of change in beneficial interest within 60 days of RERA registration. Earlier the license was issued in the name of landowners in collaboration with Celestial Estate Pvt Ltd but as on date as per jamabandi submitted by the promoter Celestial Estate Pvt Ltd is the land owner of the subject land and licence has been renewed in the name of only Celestial Estate Pvt Ltd.</p>	





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Project - Iconic

**RERA-GRG-1415-2023**

	<p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/646 dated 21.09.2023 was issued to the promoter with an opportunity of being heard on 25.09.2023. The status of the documents is mentioned below;</p>	
23.	<p><b>Present compliance status as on 25.09.2023 of the deficiencies as conveyed in the notice dated 21.09.2023.</b></p>	<ol style="list-style-type: none"><li>1. Deficit Fee- Rs 50,69,927/- needs to be submitted.</li><li>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.</li><li>3. Online DPI needs to be corrected.</li><li>4. From the perusal of documents submitted in the file it is fact that the company is under NCLT. The same needs to be clarified along with supporting documents.</li><li>5. The license has been issued in the name of landowners in collaboration with applicant company but as per Jamabandi land is owned by applicant company. The same needs to be clarified along with supporting documents.</li><li>6. Copy of revalidated building plan needs to be submitted.</li><li>7. Fire Scheme approval needs to be submitted.</li><li>8. Approved Service plans and estimates needs to be submitted.</li><li>9. Approved zoning plan needs to be submitted.</li><li>10. Approved demarcation plan needs to be submitted.</li><li>11. Copy of Electrical load availability needs to be submitted.</li><li>12. Collaboration agreement if any needs to be submitted.</li><li>13. Mutation certified on the latest date not more than six months prior from the date of application needs to be submitted.</li><li>14. Non encumbrance certificate not below the rank of tehsildar needs to be submitted.</li><li>15. Land title search report by advocate incorporation the bar enrolment number needs to be submitted.</li><li>16. Information to the revenue department regarding the entry of license and collaboration agreement in the revenue record needs to be submitted.</li><li>17. Approval of various agencies regarding the permission for external services like road access permission needs to be submitted.</li><li>18. Pert chart needs to be submitted.</li><li>19. Demarcation Plan superimposed on the approved layout plan needs to be submitted.</li><li>20. List of the units sold to the allottees as on date of the application for registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided.</li></ol>

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
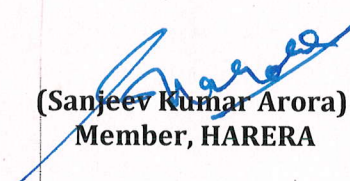
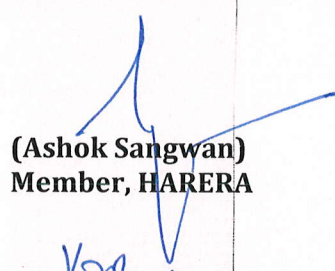
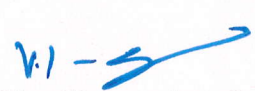
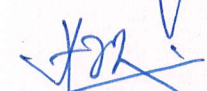




	<ol style="list-style-type: none"><li>21. List of the unsold units as on date of the application for registration which includes unit no and unit area needs to be provided.</li><li>22. Allottee related draft documents i.e., application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted as per prescribed format.</li><li>23. Existing allottee related documents i.e., application form, allotment letter, BBA and Conveyance deed and payment receipt executed with allottees needs to be submitted.</li><li>24. Draft Brochure and advertisement document needs to be submitted.</li><li>25. Cost of land needs to be clarified according to area apply for registration.</li><li>26. Quarterly statement of expenditure (IDW) needs to be provided.</li><li>27. COI needs to be provided.</li><li>28. Project report needs to be revised.</li><li>29. Cash flow statement needs to be submitted.</li><li>30. TAN of the promoter needs to be provided.</li><li>31. CA certificate for expenditure incurred and to be incurred needs to be revised.</li><li>32. Loan sanction letter along with disbursement and repayment schedule needs to be provided.</li><li>33. KYC of project consultant- Architect, structural Engineer, MEP consultant needs to be provided.</li><li>34. Financial resources of the project needs to be met with project cost. Correction needs to be made in DPI.</li><li>35. Undertaking regarding 10% auto deduct from separate account under section 4(2)(I)(D) for EDC needs to be submitted.</li><li>36. KYC of Pooja Garg &amp; Manish Singh needs to be provided.</li><li>37. Copy of paid challan of EDC, IDC and license fee needs to be provided.</li><li>38. CA certificate for non-default needs to be submitted.</li><li>39. Affidavit regarding REP II needs to be submitted.</li><li>40. Annual balance sheet for the last 3 financial year needs to be submitted.</li><li>41. Bank undertaking needs to be submitted into prescribed format.</li><li>42. CA certificate for REP I needs to be submitted.</li><li>43. Affidavit of promoter regarding arrangement with the bank of master account needs to be provided.</li><li>44. As per MCA master data, companies present filing status INACTIVE due to defaulted in filing its statutory returns for</li></ol>
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		the last two years i.e. 2016-17 & 2017-18. The same needs to be clarified.
<b>Remarks</b>		All the deficiencies as mentioned above needs to be rectified.
 <b>Asha</b> <b>Chartered Accountant</b>		 <b>Sumeet</b> <b>Engineering Officer</b>
<b>Day and Date of hearing</b>		Monday and 25.09.2023
<b>Proceeding recorded by</b>		Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>		
<p>Proceedings dated: 25.09.2023.</p> <p>Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.</p> <p>No reply has been submitted by the promoter company till 22.09.2023 against the deficiencies conveyed by the authority through notice dated 21.09.2023. 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.</p> <p>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>		
 <b>(Sanjeev Kumar Arora)</b> <b>Member, HARERA</b>	 <b>(Ashok Sangwan)</b> <b>Member, HARERA</b>	 <b>(Vijay Kumar Goyal)</b> <b>Member, HARERA</b>
	 <b>(Arun Kumar Gupta)</b> <b>Chairman, HARERA</b>	



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