



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 Colony) | Plotted |
| 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 | N/A | |
| 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 | DRG No. DGTCP 8752 dated 18.11.2022 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 |



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| 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 |
| | Second hearing on | | 06.11.2023 |
| 23. | Case History:- | | |
| | <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 dated 27.10.2023 was issued to the promoter with an opportunity of being heard on 30.10.2023.</p> <p>On 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.</p> <p>The promoter has submitted a reply on 27.10.2023 and 02.11.2023 which have been scrutinized and as per the directions of the authority the matter is fixed for hearing on 06.11.2023.</p> <p>The status of the documents is mentioned below:</p> | | |
| 24. | Present compliance status as on 06.11.2023 of the deficiencies conveyed through notice dated 27.10.2023 | 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. Status: Not submitted |



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| | | | <p>2 Online DPI needs to be corrected. Status: Not submitted</p> <p>3 Mutation, Jamabandi, Ak-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Latest 2022-23 Jamabandi and Ak-shajra submitted.</p> <p>4 Land title search report certified on latest date needs to be submitted. Status: Submitted prepared by same advocate who prepared earlier but based on papers provided by promoter and online revenue record.</p> <p>5 Forest NOC needs to be submitted. Status: The promoter submitted the clarification regarding applicability of forest laws against forest NOC vide no. 194 dated 05.04.2013.</p> <p>6 Mining permission needs to be submitted. Status: Affidavit submitted that they have applied and will submit as they receive within 90 days from RERA registration.</p> <p>7 Approved zoning plan needs to be submitted. Status: Submitted</p> <p>8 Approved demarcation plan needs to be submitted. Status: Submitted</p> <p>9 Demarcation plan superimposed on the approved Layout plan showing khasra no. needs to be submitted. Status: Submitted</p> <p>10 PERT chart needs to be submitted. Status: Submitted</p> <p>11 Draft Application form needs to be submitted. Status: Submitted</p> <p>12 Draft Allotment letter as per prescribed format needs to be submitted. Status: Submitted.</p> <p>13 Draft BBA as per prescribed format needs to be submitted. Status: Submitted</p> <p>14 Payment receipt needs to be submitted. Status: Submitted</p> <p>15 Draft Brochure/advertisement document needs to be submitted. Status: Submitted.</p> <p>16 Bank undertaking needs to be submitted. Status: Submitted</p> |
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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

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

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| | <p>17 KYC and details of Structural Engineer needs to be provided. Status: Submitted</p> <p>18 Land cost needs to be clarified according to area apply for registration. Status: Submitted</p> <p>19 CHG form needs to be provided. Status: Submitted</p> <p>20 Loan sanction letter along with repayment and disbursement schedule needs to be provided. Status: Submitted</p> <p>21 Quarterly schedule of estimated expenditure needs to be Provided. Status: Submitted.</p> <p>22 Project report needs to be provided. Status: Submitted</p> <p>23 Copy of paid challan of EDC and IDC needs to be provided. Status: Submitted</p> <p>24 Cash flow statement need to be provided. Status: Submitted.</p> <p>25 CA certificate for expenditure incurred and to be incurred needs to be deposit. Status: Submitted</p> <p>26 CA certificate for non-default needs to be provided. Status: Submitted</p> <p>27 Copy of paid challan of EDC and IDC needs to be provided. Status: Submitted</p> <p>28 Other resources in loan or advances under the head of financial resources needs to be clarified. Status: Clarified.</p> <p>29 CA certificate for REP I needs to be provided. Status: Submitted</p> |
| Remarks | <p>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.</p> <p>2 Online DPI needs to be corrected.</p> <p>3 Mining permission needs to be submitted.</p> |

Recommendations:

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, corrections in online (A-H) form and mining permission after incorporating the reply submitted on 06.11.2023.

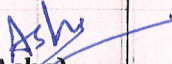



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It is recommended that the Authority may consider the grant of registration subject to the submission of above.


(Asha)
Chartered Accountant


(Sumeet)
Engineering Officer

Day and Date of hearing

Monday and 06.11.2023

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

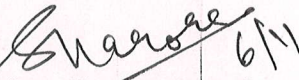
Proceedings dated: 06.11.2023.

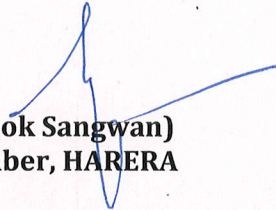
Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.


Sh. Pradeep Garg (AR) and Sh. Vatsya Krishnaiya (AR) are present on behalf of the promoter.

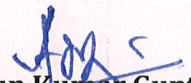
The AR of the promoter states that they have submitted all the major approvals earlier but there were some minor deficiencies in the documents which also have been removed and submitted today. The documents submitted by the promoter have been examined by the office and found satisfactory. Further the AR states that they have filed the QPR online and submitted the compliance report of section 4(2)(1)(D) of the Act of 2016 for the project registered as DDJAY colony vide RC no. 103 of 2022. The concerned official of the authority will examine the same and put up before the authority.

Approved as proposed.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA

MEMORANDUM FOR THE RECORD

It is recommended that the proposed project be approved for funding. The project is in line with the organization's goals and objectives. The budget is reasonable and the project has a high potential for success. It is recommended that the project be approved for funding in the amount of \$100,000.

(Name of Signatory)
MEMBER, BOARD

(Name of Signatory)
MEMBER, BOARD

(Name of Signatory)
MEMBER, BOARD

(Name of Signatory)
MEMBER, BOARD