

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project Keshav Kunj

Promoter M/s AJK Developers Pvt. Ltd.

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

SNo.	Particulars	Details	
1.	Name of the project	Keshav Kunj	
2.	Name of the promotor	M/s AJK Developers Pvt. Ltd.	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 03, Farrukhnagar, Gurugram	
5.	Legal capacity to act as a promoter	Licensee	
6.	Name of the license holder	M/s AJK Developers Pvt. Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1460-2023	
10.	License no.	160 of 2023 dated 11.08.2023	Valid up to 10.08.2028
11.	Total licensed area	6.0 Acres	Area to be registered 6.0 Acres
12.	Project completion date as declared u/s 4(2)(l)(c)	31.07.2028	
13.	QPR compliance	N/A	
14.	4(2)(l)(D) compliance	N/A	
15.	Compliance of conditions of RC	N/A	
16.	4(2)(l)(c) compliance	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	Status of change of bank a/c	N/A	

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



19. Statutory approvals either applied for or obtained prior to registration			
S.No	Particulars	Date of approval	Validity up to
i)	License Approval	11.08.2023	10.08.2028
ii)	Zoning Plan Approval	09.10.2023	
iii)	Layout plan Approval	11.08.2023	
iv)	Environmental Clearance	N/A	
v)	Airport height clearance	N/A	
vi)	Fire scheme approval	N/A	
vii)	Service plan and estimate approval	Not approved	
viii)	Electricity load availability connection	Applied on 12.10.2023	
20. Fee details			
	Registration fee	(23309.88 x 5) + (971.24 x 10) =Rs. 1,26,262/-	
	Late fee	Nil	
	Processing fee	24281.12 x 10 =Rs. 2,42,811/-	
	Total fee	Rs. 3,69,073/-	
21. DD amount			
	DD amount	Rs. 1,30,020/- Rs. 2,42,820/-	
	DD no. and date	241548 dated 07.10.2023 241549 dated 07.10.2023	
	Name of the bank issuing	Indian Bank	
	Deficient amount	Nil	
22. File Status			
	Project received on	17.10.2023	
	Notice dispatched on	02.11.2023	
	First reply submitted on	02.11.2023	
	Second reply submitted on	06.11.2023	

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	Third reply submitted on	08.11.2023
23.	<p>Case history-</p> <p>The promoter i.e., M/s AJK Developers Pvt. Ltd. has applied on dated 07.10.2023 for registration of their affordable plotted colony under DDJAY namely "Keshav Kunj" located at Sector 03, Farrukhnagar, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application relates to the license no. 160 of 2023 issued by the DTCP in favor M/s AJK Developers Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 6.0 acres in sector- 03, Farrukhnagar, Gurugram.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter through deficiency notice dated 02.11.2023 and an opportunity of hearing was provided on 06.11.2023</p> <p><u>Proceeding dated 06.11.2023</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.</p> <p>Sh. Kunal Basist (AR) is present on the behalf of the promoter.</p> <p>Regarding variation in charging of registration fee on the basis of potential zones fixed by DGTCP, if the DGTCP has charged license fee, EDC charges, etc. on the project in consideration of low potential zone, the registration fee also be charged accordingly. The Bank undertaking needs to be got corrected and bank account should be in the name of the project specific and not in the name of company. The promoter is directed to submit the rectified bank undertaking along with the other deficiencies in the Authority. The AR seeks one week time to submit the deficit documents. Matter to come up on 20.11.2023.</p> <p>On perusal of the notification dated 02.02.2015 and HBC 2017, it is noted that the project lies in low potential zone and accordingly the fee is re- calculated and updated above at S. No. 20 & 21.</p>	
24.	<p>Present compliance status as on 20.11.2023 of deficient documents as observed on 06.11.2023.</p>	<ol style="list-style-type: none">1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format. Status: Corrected copy needs to be submitted.2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. Status: Corrected copy needs to be submitted.3. Deficit of Rs. 1,22,495/- needs to be paid. Status: The fee has been re-calculated as applicable in the low potential zone and no

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deficit fee is required to be paid by the promoter.

4. Project report needs to be revised.

Status: Submitted

5. Land title search report needs to be submitted.

Status: Submitted

6. Approved service plans and estimates need to be submitted.

Status: Not approved. The promoter has submitted three DDs bearing no. 771995, 771996 and 771997 dated 04.11.2023 of The South Indian Bank amounting to Rs. 10 lacs, 10 lacs and 5 lacs respectively.

7. Electrical load availability connection needs to be submitted.

Status: Applied on 12.10.2023

8. In accordance with the declaration in DPI, the affidavits regarding non applicability of natural conservation zone, tree cutting permission and powerline shifting NOCs is not found in the file. The same needs to be submitted.

Status: Submitted

9. Draft application form in prescribed format needs to be submitted.

Status: Submitted

10. Revised draft allotment letter in prescribed format needs to be submitted.

Status: Submitted.

11. Draft conveyance deed and payment receipt needs to be submitted.

Status: Submitted.

12. Cost of the land needs to be clarified according to the area applied for the registration.

Status: Clarified

13. MOA needs to be provided.

Status: Provided

14. Bank undertaking needs to be revised.

Status: Submitted

15. Copy of paid challan of EDC and license fee needs to be submitted.

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	<p>Status: Submitted</p> <p>16. Financial resources need to be met with project cost. Status: Corrected</p> <p>17. Quarterly schedule of estimated expenditure needs to be submitted. Status: Submitted.</p> <p>18. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised. Status: Submitted.</p> <p>19. Annual balance sheet and independent auditor's report for the last financial year needs to be provided. Status: Submitted</p> <p>20. Board resolution for operation of bank account needs to be provided. Status: Submitted</p> <p>21. KYC of authorized person to operate the bank account needs to be provided. Status: Submitted</p> <p>22. KYC of project consultants needs to be provided. Status: Submitted</p> <p>23. Cash flow statement need to be provided. Status: Submitted.</p> <p>24. REP II needs to be revised. Status: Submitted.</p> <p>25. KYC of KD Sharma needs to be provided. Status: Submitted</p> <p>26. ROC statement needs to be provided. Status: Submitted</p>
Remarks	<p>1. Corrected copies of form REP-I and DPI need to be submitted.</p> <p>2. Approved service plans and estimates need to be submitted.</p> <p>3. Electrical load availability connection needs to be submitted.</p>
<p>Recommendation: The application submitted by the promoter u/s 4 of the Act of 2016 along with the requisite documents is found to be in order except for the corrected copy of REP-I and DPI, approved service plans and estimates and approved electrical load availability</p>	

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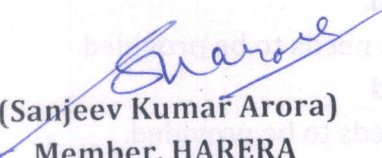
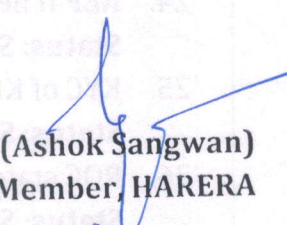
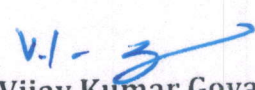
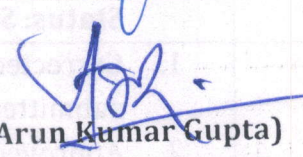
connection.

The promoter has submitted three DDs bearing no. 771995, 771996 and 771997 dated 04.11.2023 of The South Indian Bank amounting to Rs. 10 lacs, 10 lacs and 5 lacs respectively as a security amount in lieu of the submission of approved service plans and estimates in the Authority within 3 months.

The Authority may consider for the grant of registration subject to the submission of approved service plans and estimates; and electrical load availability in the Authority within three months. In case the approval of service plans and estimates is not submitted in the Authority within the stipulated time, the Authority may forfeit the requisite security amount submitted by the promoter.


(Asha)
Chartered Accountant


(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 20.11.2023
Proceeding recorded by	Sh. Ram Niwas
PROCEEDINGS OF THE DAY	
Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.	
Sh. Kunal Basist (AR) is present on the behalf of the promoter.	
Approved as proposed.	
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA
	 (Vijay Kumar Goyal) Member, HARERA
	 (Arun Kumar Gupta) Chairman, HARERA

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