Project Smartworld Orchard
Promoter M/s Suposhaa Realcon Private Limited

Hearing brief for extension of project registration u/s 6					
S.No.	Particulars	Details			
1.	Name of the project	Smartworld Orchard			
2.	Name of the promoter	M/s Suposhaa Realcon Pvt. Ltd. (Collaborator)			
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY			
4.	Location of the project	Sector 61, Gurugram			
5.	Legal capacity to act as a promoter	Collaborator			
6.	Name of license holder	M/s Auspicious Infrastructure Pvt. Ltd. and others			
7.	Status of project	Ongoing			
8.	RERA Registration No.	91 of 2022 dated 04.10.2022			
9.	Validity of Registration Certificate	Valid From 04.10.2022	Valid Up to 31.10.2023		
10.	Date of receipt of application for extension	31.10.2023			
11.	Whether extension of registration applied for whole/phase	Whole Project			
12.	Extension applied till	30.10.2023			
13.	Online extension ID	RERA-GRG-1483-2023			
14.	Registration Temp ID	RERA-GRG-PROJ-1039-2022			
15.	QPR status	Not submitted			
16.	4(2)(l)(D) reports status	Not submitted			
17.	Other conditions of RC	N/A			
18.	4(2)(l)(C) compliance	Applied on 31.10.2023			
19.	Status of change of bank account	N/A			
20.	Details of proceedings pending against the project	N/A			
21.	License no.	68 of 2021 dated 16.09.2021	Valid up to 15.09.2026		
		62 OF 2022 dated 25.05.2022	Valid up to 24.05.2027		
22.	Total licensed area	23.29999 Acres	Area for extension of registration	23.29999 Acres	
23.	Statutory approvals either applied for or obtained prior to registration				

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	68 of 2021 dated 16.09.2021	Valid up to 15.09.2026
		62 OF 2022 dated 25.05.2022	Valid up to 24.05.2027
ii)	Zoning Plan Approval	25.05.2022	N/A
iii)	Building plan Approval	N/A	N/A

	iv)	Environmental Clearance	N/A	N/A
	v)	Architectural Control Sheet	N/A	
	vi)	Service plans and estimates approval	13.09.2022	
24.	Reasons for delay		The promoter submits that they have taken separate registration for plots and floors on the same project land vide registration nos. 91 of 2022 dated 04.10.2022 and 92 of 2022 dated 04.10.2022 respectively. The promoter is in advance stage of construction completion on the floors that are being constructed on floors and accordingly, the infrastructure of the project will be completed as soon as the construction works is completed.	
25.	Fee details			
	Registration fee		(90520.036 x 10) + (3771.668 x 20) =Rs. 9,80,634 /-	
	Processing fee		94291.704 x 10 =Rs. 9,42,917/-	
	Extension Fee (Half of Registration fee)		Rs. 4,90,317 /-	
	Processing fee for extention		94291.704 x 10 =Rs. 9,42,917/-	
	Late fee		150% of extension fee = Rs. 7,35,476/-	
	Total fee		Rs. 40,92,261/-	
26.	DD amount submitted at the time of registration		Rs. 9,45,000/- Rs. 8,50,000/- Rs. 1,30,000/- Rs. 1,12,000/- Rs. 7,20,569/-	
	DD/ RTGS no. and date for registration		513041 dated 12.10.2021 513042 dated 12.10.2021 053742 dated 29.08.2022 053743 dated 29.08.2022 52022901900651197 dated 19.09.2022	
	Name of the bank issuing		ICICI Bank and Kotak Mahindra Bank	
	DD Amount submitted for extension		Rs. 5,37,400/- Rs. 9,62,000/-	
	DD no. and date for extension		351082 dated 30.10.2023 351083 dated 30.10.2023	
	Name of the bank issuing		Kotak Mahindra Bank	
	Total fee paid		Rs. 42,56,969/-	
	Total fee considered after forfeiting Rs. 8,34,018/- at		Rs. 34,22,951/-	

	the time of amendment of RC	
	Deficient amount	4092261-3422951 = **Rs. 6,69,310/-**
27.	**File Status**	**Date**
	File received on	31.10.2023
	First notice Sent on	16.11.2023
25.	**Case History:-** The Promoter M/s M/s Suposhaa Realcon Pvt. Ltd. has applied on dated 31.10.2023 for extension of their affordable residential plotted colony under DDJAY namely "Smartworld Orchard" in sector-61, Gurugram. The project was registered by the Authority vide RC No. RC/REP/HARERA/GGM/616/348/2022/91 dated 04.10.2022 and valid up to 31.10.2023 for the license nos. 68 of 2021 dated 16.09.2021 and 62 of 2022 dated 25.05.2022 for an area measuring 23.29999 acres The promoter has now applied for the extension of the project u/s 6 of Act of 2016. On scrutiny of application, it was found that there were deficiencies in the application which have been conveyed to the promoter vide notice dated 16.11.2023.	
26.	**Present compliance status as on 20.11.2023 of deficit documents as conveyed to the promoter vide notice dated 16.11.2023.**	1 Corrections marked on online DPI need to be done Status: Not submitted. 2 REP V needs to be corrected Status: Not submitted. 3 Deficit fee of Rs. 6,69,310/- needs to be paid. Status: Not paid 4 Original registration certificate of the project needs to be returned. Status: Not submitted. 5 Revised project report along with brochure of the current project and project photos specifying the development at site needs to be submitted. Status: Not submitted. 6 Mutation, jamabandi and aks shijra duly certified by a revenue officer not more than six months prior to the date of application for extension needs to be submitted. Status: Not submitted. 7 PERT chart of the proposed project needs to be submitted. Status: Not submitted. 8 Balance sheet for the financial year 2021-22 needs to be submitted. Status: Not submitted. 9 Land cost needs to be clarified according to area apply for extension of registration. Status: Not submitted.

		10 Affidavit under 4(2)(l)(D) for the separate bank account needs to be revised. Status: Not submitted. 11 Copy of paid challan of EDC and IDC needs to be submitted. Status: Not submitted. 12 CA certificate for expenditure incurred needs to be revised. Status: Not submitted. 13 Undertaking regarding no loan on project land needs to be submitted. Status: Not submitted. 14 Cash flow statement needs to be submitted. Status: Not submitted. 15 Quarterly statement of expenditure needs to be submitted. Status: Not submitted.
	Remarks	No reply has been received in the Authority yet.

(Asha)
Chartered Accountant

(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 20.11.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.

None is present on the behalf of the promoter.

No reply has been submitted by the promoter company till 16.11.2023 against the deficiencies conveyed by the authority through notice dated 16.11.2023. 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 weeks' 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 extension of registration of project may not be rejected following the due procedure under the Act of 2016.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA