

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



HARERA GURUGRAM

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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 10) + (971.24 x 20) =Rs. 2,52,524/-	
	Late fee	Nil	
	Processing fee	24281.12 x 10 =Rs. 2,42,811/-	
	Total fee	Rs. 4,95,335/-	
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	Rs. 1,22,495/-	
22. File Status			
	Project received on	Date 17.10.2023	
	Notice dispatched on	02.11.2023	
	First reply submitted on	02.11.2023	
23. Case history-			

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	<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>	
24.	Present compliance status as on 06.11.2023 of deficient documents as conveyed in the deficiency notice	<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: Not provided 2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. Status: Not submitted 3. Deficit of Rs. 1,22,495/- needs to be paid. Status: The promoter submits that the project falls in the low potential zone and requests for the re- calculation of fee accordingly. 4. Project report needs to be revised. Status: Submitted. However, it needs to be revised. 5. Land title search report needs to be submitted. Status: Not submitted 6. Approved service plans and estimates need to be submitted. Status: Not approved 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: Not submitted
10. Revised draft allotment letter in prescribed format needs to be submitted.
Status: Submitted. Needs to be re-submitted in the prescribed format. Payment plan needs to be revised.
11. Draft conveyance deed and payment receipt needs to be submitted.
Status: Submitted. Needs to be revised.
12. Draft brochure and advertisement documents need to be submitted.
Status: Not submitted
13. Cost of the land needs to be clarified according to the area applied for the registration.
Status: Clarified
14. MOA needs to be provided.
Status: Provided
15. Bank undertaking needs to be revised.
Status: Needs to be revised as the nomenclature for the account names is not in accordance with the Haryana RERA Bank Account Directions, 2019.
16. Copy of paid challan of EDC and license fee needs to be submitted.
Status: Not submitted
17. Financial resources need to be met with project cost.
Status: Could not be verified as corrected DPI is not provided.
18. Quarterly schedule of estimated expenditure needs to be submitted.
Status: Submitted. Needs to be revised.
19. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised.
Status: Submitted. Needs to be revised.
20. Annual balance sheet for the last 3 financial year needs to be provided.

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		<p>Status: Submitted for 2022-23. Previous balance sheets are not applicable. Independent auditor's report needs to be submitted.</p> <p>21. Board resolution for operation of bank account needs to be provided. Status: Submitted</p> <p>22. KYC of authorized person to operate the bank account needs to be provided. Status: Submitted</p> <p>23. KYC of project consultants needs to be provided. Status: Not submitted</p> <p>24. Cash flow statement need to be provided. Status: Submitted. Needs to be revised.</p> <p>25. REP II needs to be revised. Status: Submitted. Needs to be revised.</p> <p>26. KYC of KD Sharma needs to be provided. Status: Submitted</p> <p>27. ROC statement needs to be provided. Status: Not submitted.</p>
<p>Remarks</p>		<p>1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format. Status: Not provided</p> <p>2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. Status: Not submitted</p> <p>3. Deficit of Rs. 1,22,495/- needs to be paid. Status: The promoter submits that the project falls in the low potential zone and requests for the re- calculation of fee accordingly.</p> <p>4. Project report needs to be revised. Status: Submitted. However, it needs to be revised.</p> <p>5. Land title search report needs to be submitted. Status: Not submitted</p> <p>6. Approved service plans and estimates need to be submitted. Status: Not approved</p>



7. Electrical load availability connection needs to be submitted.
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<p><i>Asha</i> (Asha) Chartered Accountant</p>	<p><i>(Ar. Neeraj Gautam)</i> (Ar. Neeraj Gautam) Associate Architectural Executive</p>

Day and Date of hearing	Monday and 06.11.2023
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.

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><i>(Sanjeev Kumar Arora)</i> (Sanjeev Kumar Arora) 6/11 Member, HARERA</p>	<p><i>(Ashok Sangwan)</i> (Ashok Sangwan) Member, HARERA</p>	<p><i>(Vijay Kumar Goyal)</i> (Vijay Kumar Goyal) Member, HARERA</p>
	<p><i>(Arun Kumar Gupta)</i> (Arun Kumar Gupta) Chairman, HARERA</p>	