



New PWD Rest House, Civil Lines, Gurugram, Haryana
हरियाणा

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

Project - Elevate Reserve
RERA-GRG-1448-2023

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Elevate Reserve		
2.	Name of the promoter	M/s Conscient Infrastructure Pvt. Ltd.		
3.	Nature of the project	Mixed Use Colony		
4.	Location of the project	Sector- 62, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Ms. Neeru Devi and Others		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole		
	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1448-2023		
10.	License no.	114 of 2023 dated 02.06.2023.	Valid up to 01.06.2028.	
11.	Total licensed area	4.84375 acres	Area to be registered	
			4.84375 acres	
12.	Projected completion date	30.10.2030		
13.	QPR Compliances (if applicable)	N/A		
14.	4(2)(I)(D) Compliances (if applicable)	N/A		
15.	4(2)(I)(C) Compliances (if applicable)	N/A		
16.	Status of change of bank account	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	RC Conditions Compliances (if applicable)	N/A		
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Validity upto	
	i)	License Approval	114 of 2023 dated 02.06.2023.	01.06.2028
	ii)	Zoning Plan Approval	DG,TCP-9289 dated 02.06.2023	
	iii)	Building plan Approval	ZP-1822/JD(RA)/2023/36752 dated 31.10.2023.	30.10.2028
	iv)	Environmental Clearance	Applied on 03.08.2023	
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/338/1213-16 dated 05.06.2023	04.06.2031
	vi)	Fire scheme approval	Applied on 23.10.2023	

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

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

	vii) Service plan and estimate approval	Applied on 23.10.2023
20.	Fee Details	
	Registration Fee	49,359.353 * 3.228 * 10 = Rs. 15,93,320/- 11,427.925 * 2.65 * 20 = Rs. 6,05,680/-
	Processing Fee	60,787.278 * 10 = Rs. 6,07,873/-
	Late Fee	N/A
	Total Fee	Rs. 28,06,873/-
21.	DD amount	Rs. 15,88,500/- Rs. 10,18,600/- Rs. 6,05,700/-
	DD no. and date	505063 dated 05.10.2023. 505062 dated 05.10.2023. 505064 dated 05.10.2023.
	Name of the bank issuing	ICICI Bank
	Deficient amount	NIL (Rs 4,05,927/- Excess paid)
22.	File Status	Date
	File received on	23.10.2023
	First notice Sent on	02.11.2023
	First hearing on	06.11.2023
23.	Case History: The Promoter M/s Conscient Infrastructure Pvt. Ltd. who is a collaborator applied for the registration of real estate mixed land use colony namely "Elevate Reserve" located at Sector- 62, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 60716 dated 23.10.2023 and RPIN- 662. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1448-2023. The project area for registration is 4.4837 acres as that of the licensed area i.e., 4.4837 acres granted under License no - 114 of 2023 dated 02.06.2023 which is valid upto 01.06.2028. The application for registration of mixed land use colony was scrutinized and 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/662 dated 02.11.2023 was issued to the promoter with an opportunity of being heard on 06.11.2023. The promoter has submitted the reply on 02.11.2023 which was scrutinized and the status of the documents is mentioned below:	
24.	Present compliance status as on 06.11.2023 of deficient documents conveyed in notice dated 02.11.2023.	<ol style="list-style-type: none"> Fee is calculated on the applied building plan and if the fee comes out deficit than the same shall be payable. Status: As per approved building plans, there is no change in the calculated fee. However, the fee is fully paid. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted but needs to be corrected. Online DPI needs to be corrected. Status: Submitted but needs to be corrected.



	<ol style="list-style-type: none">4. Building plan approval (BR-III) alongwith the approved drawings need to be submitted. Status: Submitted. Approved vide no. ZP-1822/JD(RA)/2023/36752 dated 31.10.2023.5. Environment Clearance needs to be submitted. Status: Applied on 03.08.2023 receipt attached. The promoter has submitted a DD vide no 520442 dated 02.11.2023 amounting to Rs. 25 lakhs as a security amount to submit the approval within six months from the date of issuance of registration certificate.6. Fire Scheme approval needs to be submitted. Status: Applied on 23.10.2023 receipt attached. The promoter has submitted a DD vide no 520443 dated 02.11.2023 amounting to Rs. 25 lakhs as a security amount to submit the approval within three months from the date of issuance of registration certificate.7. Approved Service plan and estimates needs to be submitted. Status: Applied on 23.10.2023 receipt attached. The promoter has submitted a DD vide no 520444 dated 02.11.2023 amounting to Rs. 25 lakhs as a security amount to submit the approval within six months from the date of issuance of registration certificate.8. Mutation certified on latest date not more than six months needs to be submitted. Status: Submitted.9. Allottee related documents like Draft Allotment letter and Draft Builder buyer agreement needs to be revised. Status: Submitted.10. REP-II needs to be revised. Status: Submitted.11. Mining permission needs to be submitted. Status: The promoter has submitted an undertaking stating that they will submit the mining permission before the commencement of the construction.12. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted.13. Project proponent needs to be submitted. Status: Submitted.14. Project report needs to be revised. Status: Submitted.15. CA certificate for REP-1 needs to be submitted. Status: Submitted.16. Independent auditor report for the financial year 2022-23 needs to be submitted. Status: Submitted.
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		<p>17. Balance sheet alongwith Independent auditor report for the financial year 2021-22 needs to be submitted. Status: Submitted.</p> <p>18. Quarterly schedule of estimated expenditure needs to be submitted. Status: Submitted.</p> <p>19. Copy of paid challan of EDC, IDC and license fee needs to be submitted. Status: Submitted.</p> <p>20. KYC of authorised person Sh. Ajay Kumar Aggarwal to operate bank needs to be submitted. Status: Submitted.</p> <p>21. KYC of project consultant needs to be submitted. Status: Submitted.</p> <p>22. Undertaking regarding no loan on the project land needs to be submitted. Status: Submitted.</p> <p>23. Cash flow statement needs to be submitted. Status: Submitted.</p> <p>24. Board resolution for the operation of separate bank account needs to be revised. Status: Submitted.</p>
25.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Environment Clearance needs to be submitted. Status: Applied on 03.08.2023 receipt attached. The promoter has submitted a DD vide no 520442 dated 02.11.2023 amounting to Rs. 25 lakhs as a security amount to submit the approval within six months from the date of issuance of registration certificate.</p> <p>4. Fire Scheme approval needs to be submitted. Status: Applied on 23.10.2023 receipt attached. The promoter has submitted a DD vide no 520443 dated 02.11.2023 amounting to Rs. 25 lakhs as a security amount to submit the approval within three months from the date of issuance of registration certificate.</p> <p>5. Approved Service plan and estimates needs to be submitted. Status: Applied on 23.10.2023 receipt attached. The promoter has submitted a DD vide no 520444 dated 02.11.2023 amounting to Rs. 25 lakhs as a security amount to submit the approval within six months from the date of issuance of registration certificate.</p> <p>6. Mining permission needs to be submitted.</p>

		Status: The promoter has submitted an undertaking stating that they will submit the mining permission before the commencement of the construction.
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Recommendation:

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, Approved Environment Clearance, Fire Scheme approval, Approved service plan & estimates and Mining Permission.

The promoter has submitted three DD bearing no. 520442, 520444 and 520443 dated 02.11.2023 amounting to Rs 25 lakhs as a security amount to submit the Approved Environment Clearance and Approved service plan and Estimates within 6 months and Fire Scheme approval within 3 months from the date of issuance of registration certificate.

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


Asha

Chartered Accountant


Ashish Kush

Planning Executive

Day and Date of hearing	Monday and 06.11.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

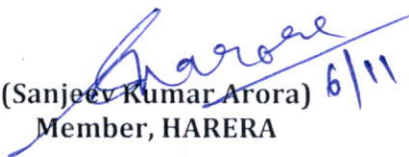
Proceedings dated: 06.11.2023.

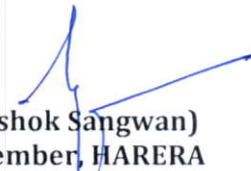
Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

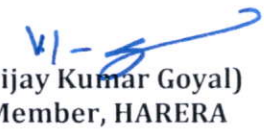
Sh. S.K. Kaushik (AR) and Sh. Ajay Gupta (AR) are present on behalf of the promoter.

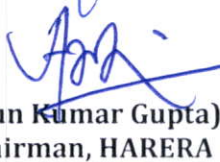
The promoter shall submit the fire scheme approval within 4 months, Environment Clearance and approval of service plans and estimates within 6 months from the date of issuance of registration certificate and mining permission shall be submitted before the commencement of the construction.

Approved as proposed.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA

