

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Smartworld The Edition	
2.	Name of the promoter	M/s ETSY Realcon Pvt. Ltd.	
3.	Nature of the project	Mixed Use Colony	
4.	Location of the project	Sector- 66, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of the license holder	M/s ETSY Realcon Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1395-2023	
10.	License no.	83 of 2023 dated 18.04.2023.	Valid up to 17.04.2028.
11.	Total licensed area	10.70 acres	Area to be registered 10.70 acres
12.	Projected completion date	01.02.2031	
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	Date of approval
			Validity upto
	i)	License Approval	83 of 2023 dated 18.04.2023.
			17.04.2028
	ii)	Zoning Plan Approval	DGTCP 9147 dated 18.04.2023
	iii)	Building plan Approval	ZP-1804/JD(RA)/2023/35058 dated 18.10.2023
			17.10.2028
	iv)	Environmental Clearance	EC23B039HR194570 dated 04.08.2023
			03.08.2033
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/178/1268-71 dated 07.06.2023
			06.06.2031
	vi)	Fire approval scheme	Applied on 19.10.2023

	vii) Service plan and estimate approval	Applied on 23.10.2023.
20.	Fee Details	
	Registration Fee	For Intense Zone Resi- 73502.16 * 5.12 * 10 = Rs 37,63,311/- Comm - 260.76 * 3.62 * 20 = Rs 18,879/- For Transition Zone Resi- 1,18,665.99 * 4.12 * 10 = Rs 48,89,039/- Comm - 378.52 * 2.62 * 20 = Rs 19,834/- Total Fee – Rs 86,91,063/-
	Processing Fee	1,92,807.43 * 10 = Rs 19,28,074/-
	Late Fee	N/A
	Total Fee	Rs 1,06,19,137/-
21.	DD amount	Rs. 86,13,580/- Rs. 19,28,090/- Rs. 91, 910/- (through Online)
	DD no. and date	514729 dated 19.10.2023. 514730 dated 19.10.2023 RTGS no. M3304939 dated 26.10.2023.
	Name of the bank issuing	ICICI Bank
	Deficient amount	NIL
22.	File Status	Date
	File received on	19.10.2023
	First notice Sent on	27.10.2023
	First hearing on	30.10.2023
	Second hearing on	06.11.2023
23.	Case History: The Promoter M/s ETSY Realcon Pvt. Ltd. who is a license holder applied for the registration of real estate mixed land use colony namely “Smartworld The Edition” located at Sector- 66, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 60627 dated 19.10.2023 and RPIN- 660. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1395-2023. The project area for registration is 10.70 acres as that of the licensed area i.e., 10.70 acres granted under License no – 83 of 2023 dated 18.04.2023 which is valid upto 17.04.2028. The application for registration of mixed land use colony was scrutinized and 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/660 dated 27.10.2023 was issued to the promoter with an opportunity of being heard on 30.10.2023. On 30.10.2023 , Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. 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	

	<p>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 the reply on 27.10.2023 and 30.10.2023 which were scrutinized and the status of the documents is mentioned below:</p>	
24.	<p>Present compliance status as on 06.11.2023 of deficiencies conveyed in last hearing dated 30.10.2023.</p>	<ol style="list-style-type: none"> 1. Deficit Fee – Rs 77,467/- Status: Submitted. RTGS – M3304939 dated 26.10.2023 amounting to Rs. 91,910/- 2. 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 revised. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. Fire Scheme approval needs to be submitted. Status: Applied on 19.10.2023 receipt attached. The promoter has submitted a Cheque vide no 001030 dated 25.10.2023 amounting to Rs 25 lakhs as a security amount to submit the approval within six months from the date of issuance of registration certificate. 5. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 23.10.2023 receipt attached. The promoter has submitted a Cheque vide no 001029 dated 25.10.2023 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. Mining permission needs to be submitted. Status: The promoter stated that they shall submit the mining permission before the commencement of the construction.
25.	<p>Remarks</p>	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 2. Online DPI needs to be revised. 3. Fire Scheme approval needs to be submitted. Status: The promoter has submitted a Cheque vide no 001030 dated 25.10.2023 amounting to Rs 25 lakhs as a security amount to submit the approval within six months from the date of issuance of registration certificate. 4. Approved Service plan and estimates needs to be submitted. Status: The promoter has submitted a Cheque vide no 001029 dated 25.10.2023 amounting to Rs 25 lakhs as a security amount to submit the approval within six months from the date of issuance of registration certificate. 5. Mining permission needs to be submitted.



Status: The promoter stated that they shall submit the mining permission before the commencement of the construction.

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

The promoter has submitted two Cheques bearing no. 001030 and 001029 dated 25.10.2023 amounting to Rs 25 lakhs as a security amount to submit the Fire Scheme approval and Approved service plan and Estimates within 6 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


06/11/23

Ashish Kush
Planning Executive

Day and Date of hearing

Monday and 06.11.2023

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

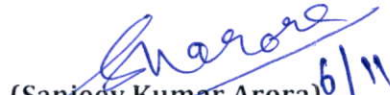
Proceedings dated: 06.11.2023.

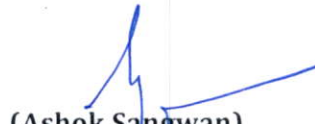
Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.


Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AR) and Sh. Bharat Vigmal (AR) are present on behalf of the promoter.


The promoter shall submit the fire scheme approval within 4 months, 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) 6/11
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA