

Hearing brief for registration of Project u/s 4

| S.No. | Particulars | Details | |
|-------|---|---|---|
| 1. | Name of the project | Sovereign Park (Phase-II) | |
| 2. | Name of the promoter | M/s Vatika Sovereign Park Pvt. Ltd. | |
| 3. | Nature of the project | Group Housing | |
| 4. | Location of the project | Sector- 99, Gurugram | |
| 5. | Legal capacity to act as a promoter | License Holder | |
| 6. | Name of License Holder | M/s Vatika Sovereign Park Pvt. Ltd. | |
| 7. | Status of project | Ongoing | |
| 8. | Whether registration applied for whole | NO (In 2 phases) | |
| 9. | Phase no. | 2 | |
| 10. | Online application ID | RERA-GRG-PROJ-1412-2023 | |
| 11. | License no. | 119 of 2012 dated 06.12.2012. 65 of 2013 dated 20.07.2013. | Valid upto 05.12.2025. Valid upto 19.07.2024. |
| 12. | Total licensed area | 10.4313 acres | Area to be registered 4.8338 acres |
| 13. | Projected completion date | 10.07.2027 | |
| 14. | QPR Compliances (if applicable) | RC 285 of 2017 - September 2023 pending. | |
| 15. | 4(2)(I)(D) Compliances (if applicable) | RC 285 of 2017 - Submitted | |
| 16. | 4(2)(I)(C) Compliances (if applicable) | N/A | |
| 17. | Status of change of bank account | N/A | |
| 18. | Details of proceedings pending against the project | RERA-GRG-3482-2022 for QPR RERA-GRG-5170-2022 for 4(2)(I)(D) | |
| 19. | RC Conditions Compliances (if applicable) | N/A | |
| 20. | Statutory approvals either applied for or obtained prior to registration | | |
| | S.No | Particulars | Validity upto |
| | i) | License Approval | 119 of 2012 dated 06.12.2012. 65 of 2013 dated 20.07.2013. |
| | ii) | Zoning Plan Approval | 4009 dated 22.07.2013 |
| | iii) | Building plan Approval | ZP-891/AD(RA)/2014/24710 dated 22.10.2014 |
| | | Revalidated Building Plan | ZP-891/AD(VK)/2023/30904 dated 15.09.2023 |



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| | iv) | Environmental Clearance | SEIAA/HR/2021/498 dated 11.05.2021 | 23.12.2023 | | |
| | v) | Airport height clearance | AAI/ /NOC/2013/149/1377 dated 21.05.2013 | 20.05.2018 (Not required) | | |
| | vi) | Fire scheme approval | FS/2019/78 dated 25.04.2019 | - | | |
| | vii) | Service plan and estimate approval | LC-2684-B-JE(MK)-2018/25033 dated 01.10.2014 | | | |
| 21. | Fee Details | | | | | |
| | Registration Fee | | Residential FAR= 32,836.32818 Sqm * 1.75 * 10 =Rs 5,74,636/- | | | |
| | Processing Fee | | 32,836.32818 Sqm * 10 = Rs 3,28,363/- | | | |
| | Late Fee | | 500 % of registration fee 5,74,636 * 5 = Rs 28,73,180 /- | | | |
| | Total Fee | | Rs 36,76,179/- | | | |
| 22. | DD amount | | Rs 5,75,000/- Rs 3,28,500/- | | | |
| | DD no. and date | | 748662 dated 08.09.2023. 748663 dated 08.09.2023. | | | |
| | Online Amount | | Rs 28,73,500/- | | | |
| | Transaction no. | | HDFCR52023092089009099 dated 20.09.2023 | | | |
| | Name of the bank issuing | | Standard Chartered Bank | | | |
| | Deficient amount | | NIL | | | |
| 23. | File Status | | Date | | | |
| | File received on | | 08.09.2023 | | | |
| | Deficiency conveyed on | | 04.10.2023 | | | |
| | First hearing on | | 09.10.2023 | | | |
| | Second hearing on | | 06.11.2023 | | | |
| 21. | Case History: | | | | | |
| | The total licensed area of the colony is 10.4313 acres. The group housing colony is proposed to be developed in two phases. Details of the phases are mentioned below: | | | | | |
| | Phases | Area | Registration No. | RC Status | Status | Details of Towers |
| | Phase 1 | 5.5975 acres | 285 of 2017 dated 10.10.2017 valid upto 09.04.2023. | Valid | Extension u/s 7(3) valid upto 31.03.2025 | Block (A, B, J, K, L, M) and Convenient Shopping, Community Building- 1 and Community Building- 2. |
| | Phase 2 | 4.8338 acres | Applied for registration | | | Block (C, D, E, F, G, H) and EWS |



The Promoter i.e., M/s Vatika Sovereign Pvt. Ltd. who is a License Holder has applied for the registration of real estate group housing colony namely “Sovereign Park (Phase- II)” located at Sector-99, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 58410 dated 08.09.2023 and RPIN- 647. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1412-2023. The project area for registration is 4.8338 out of the 10.4313 acres as the registration for 5.5975 acres (37994.878 sqm) had already been obtained vide RC no. 285 of 2017 dated 10.10.2017. In view of the same separate approval for phasing from DTCP has not been sought from the promoter. As the Authority is already considering the balance area left out for registration at the time of registration of first application for registration with Interim RERA.

Also, the promoter has submitted that there is no sold unit in the area applied for registration as per DPI submitted. Therefore, affidavit regarding no sale advertisement has been sought from the promoter.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/647 dated 04.10.2023 was issued to the promoter with an opportunity of being heard on 09.10.2023.

On 09.10.2023, Ms. Asha, Chartered Accountant briefed about the facts of the case. No reply has been submitted by the promoter company against the deficiencies conveyed by the authority through notice dated 04.10.2023. 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 week's 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 registration of project may not be rejected following the due procedure under the Act of 2016.

The promoter has submitted the reply on 06.10.2023, 11.10.2023 and 23.10.2023 which were scrutinized and the status of the documents is mentioned below:

| | | |
|-----|---|---|
| 22. | Present compliance status as on 06.11.2023 of the deficiencies conveyed in hearing dated 09.10.2023. | <ol style="list-style-type: none">1. Affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the area applied for registration needs to be submitted. Status: Submitted.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: Not Submitted.3. Online DPI needs to be corrected. Status: Not Submitted.4. Approval NOCs from the various agencies for connecting external services like water supply, storm water drainage needs to be submitted. Status: Submitted. Water supply approved vide no. EE(Proj)/GMDA/2023/251 dated 13.04.2023 and Storm Water approved vide no. GMDA/Drainage/2023/237 dated 12.04.2023.5. Mutation certified on the latest date needs to be submitted. Status: Certified copy of latest Jamabandi is attached.6. Pert chart needs to be submitted. Status: Submitted. |
|-----|---|---|

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|--|----------------|--|
| | | <p>7. Draft Allotment letter needs to be revised. Status: Submitted.</p> <p>8. Draft Builder buyer agreement needs to be revised. Status: Submitted.</p> <p>9. Draft Conveyance deed needs to be submitted. Status: Submitted.</p> <p>10. Draft brochure of the project needs to be revised. Status: Submitted.</p> <p>11. REP-II needs to be revised. Status: Submitted.</p> <p>12. Cost of land needs to be clarified according to area apply for registration. Status: Clarified.</p> <p>13. Complete AOA needs to be submitted Status: Submitted.</p> <p>14. Quarterly statement of expenditure (IDW) needs to be submitted. Status: Submitted.</p> <p>15. Project report needs to be revised. Status: Submitted.</p> <p>16. Cash flow statement needs to be submitted. Status: Submitted.</p> <p>17. CA certificate for expenditure incurred and to be incurred needs to be revised. Status: Submitted.</p> <p>18. Other resources in loan or advances under the head of financial resources needs to be clarified. Status: Submitted.</p> <p>19. Copy of paid challan of EDC, IDC and license fee needs to be submitted. Status: Submitted.</p> <p>20. Bank undertaking needs to be submitted. Status: Submitted.</p> <p>21. CA certificate for REP I needs to be submitted. Status: Submitted.</p> |
| | 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> |

Recommendation:

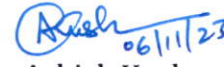
The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI and corrections in online (A-H) form.



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

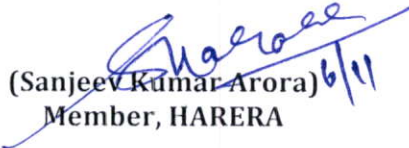
PROCEEDINGS OF THE DAY

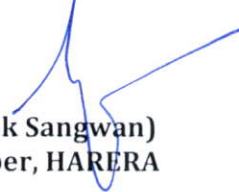
Proceedings dated: 06.11.2023.


Sh. Ashish Kush, Planning Executive briefed about the facts of the case.

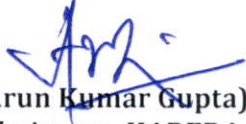
Sh. Virender Dhar (Director) is present on behalf of the promoter.

Approved as proposed.


(Sanjeev Kumar Arora) 6/11
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA

