

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

| S.No. | Particulars | Details | |
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| 1. | Name of the project | Shree Vardhman Mantra (Tower Q) | |
| 2. | Name of the promotor | M/s DSS Infrastructure Pvt. Ltd. | |
| 3. | Nature of the project | Affordable Group Housing Project | |
| 4. | Location of the project | Sector 67, Gurugram | |
| 5. | Legal capacity to act as a promoter | License Holder | |
| 6. | Name of the license holder | DSS Infrastructure Pvt. Ltd. | |
| 7. | Name of the Collaborator | N/A | |
| 8. | Whether registration applied for whole | No | |
| 9. | Status of project | New | |
| 10. | Online Application ID | RERA-GRG-1449-2023 | |
| 11. | Date of completion of project as per REP-II/4(2)(I)(c) | 31.10.2028 | |
| 12. | QPR Compliance (If applicable) | NA | |
| 13. | 4(2)(I)(d) Compliance (If applicable) | NA | |
| 14. | License no. | 69 of 2010 dated 11.09.2010 | Valid up to 30.04.2027 |
| 15. | Total licensed area | 11.2620acres | Area to be registered 0.1218 acres |
| 16. | Fee Details | | |
| | Registration Fee | Residential 80033.298 x 1.78 x 10 =Rs.14,24,593/- Commercial 2734.537 x 1.5 x 20 =Rs.82,036/- Total = Rs.15,06,629/- | |
| | Late fee (The promoter had applied for registration on 05.11.2020 which was rejected on 26.04.2021) | 250% of Registration fees. = 14,29,938 x 2.5 = Rs. 35,74,846/- | |

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| Processing fee | 82,767.835 x 10 =Rs. 82,76,78/- | | |
| Total fee | Rs.59,09,153/- | | |
| DD amount at the time of current application | 1,50,000/- | | |
| DD no. and date at the time of current application | 360935 dated 11.09.2023 | | |
| Name of the bank issuing | Kotak Mahindra Bank | | |
| Registration fee already paid which is to be adjusted and consider now. | 1. 91598/- 2. 194479/- 3. 146923/- 4. 18,69,692/- Total = 23,02,692/- | | |
| DD no and date at the time or previous application | 1. 799886 dated 03.11.2020 2. 799736 dated 23.10.2020 3. 799737 dated 23.10.2020 4. 610252 dated 14.01.2022 | | |
| Processing fee already paid which is to be forfeited now | 8,24,919/- | | |
| Total fees paid and which is to be adjusted and considered now | 23,02,692 - 8,24,919 = 14,77,773/- | | |
| Name of the bank issuing | 1. to 3. IndusInd Bank 4. ICICI Bank | | |
| Deficient amount | = 59,09,153 - 1,50,000 - 14,77,773 = 42,81,380/- (Deficit fee of Rs.7,06,534/- and late fees of Rs 35,74,846/-) | | |
| 17. Statutory approvals either applied for or obtained prior to registration | | | |
| S.No. | Particulars | Date of approval | Validity up to |
| i) | License Approval | 69 of 2010 dated 11.09.2010 | 30.04.2027 |
| ii) | Zoning Plan Approval | DTCP 2322 dated 13.10.2010 | |
| iii) | Building plan Approval | ZP-656-II/PA(DK)/2023/27778dated 23.08.2023 | 22.08.2028 |
| iv) | Environmental Clearance | SEIAA/HR/2016/226 | 22.02.2021 (Expired) |
| v) | Airport clearance height | AAI/NOC/2011/546/4571 dated 30.12.2011 | 29.12.2016 (Expired) |
| vi) | Fire scheme approval | Not Submitted for tower Q | |
| vii) | Service plan and estimate approval | Applied | |

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| | viii) Electricity load availability connection | Ch.-21/SE/C-801-191 dated 21.08.2017 |
| 18. | File Status | Date |
| | Project received on | 21.09.2023 |
| | First Hearing on | 16.10.2023 |
| | Documents submitted on | 06.11.2023 |
| | First notice sent on | 16.11.2023 |
| 19. | <p>Case History: An application regarding registration of affordable group housing colony namely "Shree Vardhman Mantra (Tower Q)" situated at Sector-67, Gurugram, Haryana being developed by M/s DSS Infrastructure Pvt. Ltd. was submitted on 21.09.2023 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration falls under license no. 69 of 2010 for area admeasuring 11.2620 acres dated 11.09.2010 valid up to 30.04.2027 being issued in favour DSS Infrastructure Pvt. Ltd. Pvt. After scrutiny of file, it is observed that the promoter has applied for area admeasuring 0.1218 acres for tower Q based on the revised BR-III received vide memo no ZP-656-II/PA(DK)2023/27778 dated 23.08.2023 wherein the project has got the additional FAR i.e., 3% which has been obtained in lieu of solid waste management. However, total area of the project is 11.2620 acres which is still same. The blocks mentioned in the revised layout plan are block A to Q, commercial block 1 and 2, community building. Further, it is observed that the promoter had applied for registration in the Authority dated 05.11.2020 which was rejected by the Authority on 26.04.2021 and after that promoter had applied for registration again on 02.12.2021 and registration certificate had been issued in the name of "Shree Vardhman Mantra/ Shopping Mart" vide RC no. 50 of 2022 dated 13.06.2022 valid up to 31.12.2024. The FAR registered of the project vide RC no 50 of 2022 is 82,309.88 sqmtr (79575.343 + 2734.537) and blocks mentioned are A to P, EWS 1 and 2, commercial 1 and 2, community building. After perusal of the documents, it is found that in the revised layout plan, tower A to P has got the OC vide memo no. ZP-656/AD(RA)2021/17743 dated 23.07.2021 and EWS block 1(4862.72sqmtr) and EWS block 2(1930.92sqmtr) has been removed and tower Q (7009.934sqmtr) has been added including the additional FAR of 3% which has been obtained in lieu of solid waste management plan. As the area which the promoter wants to register is only the additional FAR i.e., 3% for solid waste management and promoter also wants to register the whole tower Q whose Far is 7009.934sqmtr which is the FAR of EWS block 1(4862.72sqmtr), EWS block 2(1930.92sqmtr) and 3% for solid waste management i.e., 275.955 sqmtr. Proceedings dated 20.11.2023. Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Ashok Kumar Gupta (Director), Sh. Sachin Jain, Sh. Rishabh Jain (Advocate) are present on behalf of the promoter and stated that they want to take the registration of the tower Q only as OC has been obtained for rest of the area. As per the approved layout plan, it is found that, a tower Q has been added and location of STP, Electric sub-station has also been changed and green area has also changed. As some area of tower</p> | |

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| | <p>Q is already registered with the Authority vide RC no. 50 of 2022 dated 13.06.2022 valid up to 31.12.2024., so the amendment in the existing registration is to be required and 2/3rd consent of the existing allottees is also required as the building plans has been revised and a public notice for inviting objections should also be made for information of all concerned allottees and deficiencies be issued to the applicant promoter which is yet to be conveyed. The matter to come up on 20.11.2023.</p> |
| 20. | <p>Present compliance status as on 20.11.2023 of deficient documents as conveyed in the deficiency notice dated 16.11.2023</p> <ol style="list-style-type: none"> 1. Deficit fee of Rs.7,06,534/- and late fees of Rs 35,74,846/- needs to be paid. Status - Not Submitted. 2. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above need to be submitted in PDF format of size less than 5 mb each. Status - Not Submitted. 3. Corrections in online detailed project information needs to be done. Status - Not Submitted. 4. Environmental clearance needs to be submitted. Status - Submitted but validity is expired. 5. Collaboration agreement needs to be submitted. Status - Submitted. 6. Airport height clearance needs to be submitted. Status - Submitted but validity is expired. 7. Copy of 2/3rd consent of existing allottees needs to be submitted. Status - Not Submitted. 8. Copy of revised approved fire scheme needs to be submitted. Status - Not Submitted. 9. Copy of revised approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. Status - Not Submitted. 10. Mutation, jamabandi and Akshjra certified on latest dates needs to be submitted. Status - Not Submitted. 11. Electrical load availability connection needs to be submitted. Status - Submitted. 12. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. Status - Not Submitted. 13. Project report needs to be submitted. Status - Not Submitted. 14. Land title search report needs to be submitted. Status - Not Submitted. 15. REP-II needs to be revised. |

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| | | <p>Status – Not Submitted.</p> <p>16. Tree cutting permission NOC from DFO, Forest land diversion NOC, Power Line shifting NOC, Natural conservation zone NOC or affidavit for non- applicability needs to be submitted. Status – Not Submitted.</p> <p>17. Approval NOCs from the various agencies for connecting external services like, storm water drainage, water supply, sewage disposal needs to be submitted. Status – Not Submitted.</p> <p>18. Information to revenue department needs to be submitted. Status – Not Submitted.</p> <p>19. PERT chart needs to be submitted. Status – Not Submitted.</p> <p>20. All approved building plans needs to be submitted. Status – Not Submitted.</p> <p>21. Draft allotment letter needs to be submitted. Status – Not Submitted.</p> <p>22. Draft conveyance deed needs to be submitted. Status – Not Submitted.</p> <p>23. Draft BBA needs to be submitted. Status – Not Submitted.</p> <p>24. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status – Not Submitted.</p> <p>25. Copy of annual report and financial statement for the last 3 financial year needs to be provided. Status –Submitted.</p> <p>26. Land cost needs to be clarified according to area apply for registration. Status – Not Submitted.</p> <p>27. CA certificate for Expenditure to be incurred and incurred needs to be provided. Status – Not Submitted.</p> <p>28. Loan sanction letter, disbursement and repayment schedule needs to be provided. Status – Not Submitted.</p> <p>29. CA certificate for REP 1 needs to be provided. Status – Not Submitted.</p> <p>30. Quarterly schedule of estimated expenditure needs to be provided. Status – Not Submitted.</p> <p>31. Financial Resources needs to be met the project cost, so its needs to be provided. Status – Not Submitted.</p> |
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| | | <p>32. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status - Not Submitted.</p> <p>33. Board resolution for operation of bank account needs to be provided. Status - Not Submitted.</p> <p>34. KYC of authorised person to operate bank account needs to be provided. Status - Not Submitted.</p> <p>35. KYC of director needs to be provided. Status - Not Submitted.</p> <p>36. Cash flow statement need to be provided. Status - Not Submitted.</p> <p>37. Details of Customer Care & Grievance Redressal officer and nodal officer needs to be filled in the DPI. Status - Not Submitted.</p> <p>38. KYC of project proponents and project consultant needs to be provided. Status - Not Submitted.</p> <p>39. TAN of the promoter needs to be provided. Status - Not Submitted.</p> <p>40. Bank undertaking needs to be provided. Status - Not Submitted.</p> <p>41. CA certificate for non-default in payment of debt obligations needs to be provided. Status - Not Submitted.</p> <p>42. Project report needs to be provided. Status - Not Submitted.</p> <p>43. Copy of paid challan of EDC and IDC needs to be provided. Status -Submitted.</p> |
| 21. | Remarks | <p>1. Deficit fee of Rs.7,06,534/- and late fees of Rs 35,74,846/- needs to be paid.</p> <p>2. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above need to be submitted in PDF format of size less than 5 mb each.</p> <p>3. Corrections in online detailed project information needs to be done.</p> <p>4. Environmental clearance needs to be submitted.</p> <p>5. Airport height clearance needs to be submitted.</p> <p>6. Copy of 2/3rd consent of existing allottees needs to be submitted.</p> <p>7. Copy of revised approved fire scheme needs to be submitted.</p> |

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| | <ol style="list-style-type: none"> 8. Copy of revised approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. 9. Mutation, jamabandi and Akshjra certified on latest dates needs to be submitted. 10. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. 11. Project report needs to be submitted. 12. Land title search report needs to be submitted. 13. REP-II needs to be revised. 14. Tree cutting permission NOC from DFO, Forest land diversion NOC, Power Line shifting NOC, Natural conservation zone NOC or affidavit for non- applicability needs to be submitted. 15. Approval NOCs from the various agencies for connecting external services like, storm water drainage, water supply, sewage disposal needs to be submitted. 16. Information to revenue department needs to be submitted. 17. PERT chart needs to be submitted. 18. All approved building plans needs to be submitted. 19. Draft allotment letter needs to be submitted. 20. Draft conveyance deed needs to be submitted. 21. Draft BBA needs to be submitted. 22. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. 23. Land cost needs to be clarified according to area apply for registration. 24. CA certificate for Expenditure to be incurred and incurred needs to be provided. 25. Loan sanction letter, disbursement and repayment schedule needs to be provided. 26. CA certificate for REP 1 needs to be provided. 27. Quarterly schedule of estimated expenditure needs to be provided. 28. Financial Resources needs to be met the project cost, so its needs to be provided. 29. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. 30. Board resolution for operation of bank account needs to be provided. 31. KYC of authorised person to operate bank account needs to be provided. 32. KYC of director needs to be provided. 33. Cash flow statement need to be provided. |
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Asha
(Asha)
Chartered Accountant

(Shashank Sharma)
(Shashank Sharma)
Associate Engineer Executive

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| Day and Date of hearing | Monday and 20.11.2023 |
| Proceeding recorded by | Sh. H.R Mehta |

PROCEEDINGS OF THE DAY

Proceedings dated 20.11.2023
Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. No reply has been submitted by the promoter company 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 through deficiency notice. 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.

(Sanjeev Kumar Arora)
(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
(Arun Kumar Gupta)
Chairman, HARERA