



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Commercial Plotted Colony - Mag Mile
RERA-GRG-PROJ-1471-2023

Hearing brief for project registration u/s 4

| S.No. | Particulars | Details | |
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| 1. | Name of the project | Commercial Plotted Colony - Mag Mile | |
| 2. | Name of the promoter | M/s St. Patricks Realty Pvt Ltd | |
| 3. | Nature of the project | Commercial Plotted Colony (SCO) | |
| 4. | Location of the project | Sector-32, Sohna, Gurugram | |
| 5. | Legal capacity to act as a promoter | Collaborator | |
| 6. | Name of license holder | Sheela H Oberoi Estate Pvt Ltd | |
| 7. | Status of project | New | |
| 8. | Whether registration applied for whole/phase | Whole Project | |
| 9. | Completion date as mentioned in REP-II | 26.03.2028 | |
| 10. | Online application ID | RERA-GRG-PROJ-1471-2023 | |
| 11. | QPR Compliances (if applicable) | N/A | |
| 12. | 4(2)(I)(D) Compliances (if applicable) | N/A | |
| 13. | 4(2)(I)(C) Compliances (if applicable) | N/A | |
| 14. | Status of change of bank account (if applicable) | N/A | |
| 15. | Details of proceedings pending against the project (if applicable) | N/A | |
| 16. | RC Conditions Compliances (if applicable) | N/A | |
| 17. | License no. | 62 of 2023 dated 27.03.2023 63 of 2023 dated 27.03.2023 | valid upto 26.03.2028 valid upto 26.03.2028 |
| 18. | Total licensed area | 5 acres | Area to be registered 5 acres |
| 19. | Statutory approvals either applied for or obtained prior to registration | | |
| | S.No | Particulars | Date of approval |
| | i) | License Approval | 62 of 2023 dated 27.03.2023 63 of 2023 dated 27.03.2023 |
| | ii) | Zoning Plan Approval | N/A |
| | iii) | Layout plan Approval | Drg. No. DGTCP 9472 dated 08.08.2023 |
| | iv) | Environmental Clearance | N/A |
| | v) | Architectural | DRG no. DGTCP 9663 (I-XX) dated 09.10.2023 |

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| | Control Sheet | ZP-1780/JD(RA)/2023/33761 dated 10.10.2023 |
| vi) | Service plan and estimate approval | Applied dated 17.10.2023 |
| 20. | Fee details | |
| | Registration fee | 30349.50 * 1.5 * 20 = Rs 9,10,485/- |
| | Processing fee | 30349.50 * 10 = Rs 3,03,495/- |
| | Late fee | N/A |
| | Total | Rs 12,13,980/- |
| 21. | DD amount | Rs 6,07,000/- Rs 6,06,980/- |
| | DD no. and date | 454766 dated 16.10.2023 454786 dated 15.11.2023 |
| | Name of the bank issuing | IndusInd Bank |
| | Deficient amount | Nil |
| 22. | File Status | Date |
| | File received on | 25.10.2023 |
| | First notice Sent on | 14.11.2023 |
| | First hearing on | 20.11.2023 |
| 23. | Case History:- | |
| | <p>The promoter M/s St. Patricks Realty Pvt Ltd who is a collaborator had applied for the registration of real estate project namely "Commercial Plotted Colony - Mag Mile" located at Sector-32, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 60767 dated 25.10.2023 and RPIN-663. The Temp I.D. of REP - I (Part A-H) is RERA - GRG-PROJ-1471-2023. The project area for registration is same as that of the licensed area i.e., 5 acres. License no - 62 of 2023 & 63 of 2023 dated 27.03.2023 valid up to 26.03.2028.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/663 dated 14.11.2023 was issued to the promoter with an opportunity of being heard on 20.11.2023.</p> <p>The promoter has submitted the reply on 15.11.2023, 16.11.2023 & 17.11.2023 which are scrutinized as per the directions of the authority and the status of the documents is mentioned below:</p> | |
| 24. | Present compliance status as on 20.11.2023 of the deficiencies conveyed in the notice dated 14.11.2023. | <ol style="list-style-type: none"> 1 Deficit fee - Rs. 6,06,980/- needs to be submitted. Status: Submitted vide DD no. 454786 dated 15.11.2023 amount Rs 6,06,980/-. 2 The annexures in the online application are not uploaded as well as the 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 Approved Service Plan and Estimates needs to be submitted. Status: Not submitted 5 Non-encumbrance certificate not below the rank of Tehsildar certified on latest date not prior to six months of date of application needs to be submitted. Status: Submitted. 6 Architectural Control Sheet approval letter needs to be |



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| | | <p>submitted. However approved drawings have been submitted.</p> <p>Status: Submitted. Approval no. ZP-1780/JD(RA)/2023/33761 dated 10.10.2023.</p> <p>7 Jamabandi and mutation needs to be submitted and clarified for whole area. Status: Submitted and clarified.</p> <p>8 Collaboration agreement needs to be clarified. Status: Supplementary collaboration agreement dated 03.11.2023 submitted and clarified</p> <p>9 Land title search report needs to be submitted with BAR enrolment number of advocate. Status: Submitted.</p> <p>10 Road access permission needs to be submitted. Status: Submitted for plotted from where access to this project.</p> <p>11 Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted</p> <p>12 Pert chart needs to be revised. Status: Submitted</p> <p>13 Draft application form needs to be revised. Status: Submitted</p> <p>14 Draft Allotment letter and BBA needs to be revised as per the prescribed format. Status: Submitted</p> <p>15 Draft payment receipt needs to be submitted. Status: Submitted</p> <p>16 Draft brochure/advertisement document needs to be revised. Status: Submitted</p> <p>17 Copy of annual report and financial statement for the last 2021-22 financial year needs to be provided. Status: Submitted</p> <p>18 KYC of Sanjit Bakshi authorised signatory of bank account needs to be provided. Status: Submitted</p> <p>19 Cost of land according to area apply for registration needs to be revised. Status: Submitted</p> <p>20 Loan sanction letter, disbursement and repayment schedule needs to be provided Status: Promoter submitted that there is no loan on the project land and submitted undertaking</p> <p>21 CHG form needs to be provided. Status: Promoter submitted that there is no loan on the project land and submitted undertaking</p> <p>22 Quarterly schedule of estimated expenditure needs to</p> |
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| | be provided. Status: Submitted |
| | 23 KYC of project consultant needs to be provided. Status: Submitted |
| | 24 CA certificate for REP 1 needs to be provided. Status: Submitted |
| | 25 Bank undertaking needs to be revised. Status: Submitted |
| | 26 Project report needs to be revised. Status: Submitted |
| | 27 Affidavit regarding 10 % auto deduct from separate bank account for EDC needs to be provided. Status: Submitted |
| Remarks | 1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2 Online DPI needs to be corrected. 3 Approved Service Plan and Estimates needs to be submitted. |

Recommendations:

All the requisite documents for registration of project under section 4 of the RERA, 2016 have been submitted by the promoter except corrections in online A-H form, online DPI and approved service plan and estimates.

The promoter may be directed to submit the BG/DD of Rs. 25 Lakh as a security amount for submission of service plan and estimates within three months.

The authority may consider for grant of registration of project subject to submission of above.

Ash
(Asha)

Chartered Accountant

Sumeet
(Sumeet)

Engineering Officer

Day and Date of hearing

Monday and 20.11.2023

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 20.11.2023.

Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Chirag Gehlot, Sh. Sourav Bhardwaj and Ms. Pragya Saharan (AR) are present on behalf of the promoter.

The AR of the promoter states that they will submit the BG/DD of Rs 25 lakh as a security amount for submission of Approved service plan and estimates within three months of registration.

Approved as proposed subject to submission of corrected copy of online A-H form, online DPI and security amount for submission of approved service plan and estimates and other deficiencies if any.

Sanjeev 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