

**Hearing brief for project registration u/s 4**

S.No.	Particulars	Details	
1.	Name of the project	Smartworld Orchard Street	
2.	Name of the promoter	M/s Suposhaa Realcon Pvt. Ltd.	
3.	Nature of the project	Commercial (Distinct Commercial Component of DDJAY Plotted Colony)	
4.	Location of the project	Sector- 61, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	M/s Auspicious Infrastructure Pvt. Ltd. and others	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	30.06.2026	
10.	Online application ID	RERA-GRG-PROJ-1488-2023	
11.	License no.	68 of 2021 dated 16.09.2021 62 of 2022 dated 25.05.2022	Valid up to 15.09.2026 Valid upto 24.05.2027
12.	Total licensed area	23.299Acres	<b>Area to be registered</b> 428.019 sqm (0.1058 acres-2 commercial plots)
13.	QPR Compliances (91 of 2022 dated 04.10.2022)	Not submitted	
14.	4(2)(I)(D) Compliances	Not submitted	
15.	4(2)(I)(C) Compliances (91 of 2022 dated 04.10.2022)	Registration expired and promoter applied for extension of registration on 31.10.2023	
16.	Status of change of bank account (if applicable)	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	RC Conditions Compliances	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	68 of 2021 dated 16.09.2021 62 of 2022 dated 25.05.2022
			Validity up to 15.09.2026 24.05.2027
	ii)	Zoning Plan Approval	DRG No. DTCP 8328 dated 25.05.2022
			N/A

	iii)	Building plan Approval	Memo no. 206 & 335 dated 05.01.2023 & 10.01.2023	04.01.2025 09.01.2025
	iv)	Environmental Clearance	N/A	N/A
	v)	Fire scheme approval	N/A	
	vi)	Service plan and estimate approval	LC-4339-B/JE(VA)/2022/27924 dated 13.09.2022	
20.	<b>Fee details</b>			
		Registration fee	749.031 * 1.75* 20 = Rs 26,216/-.	
		Processing fee	749.031 * 10 = Rs 7490/-	
		Late fee	N/A	
		Total	Rs. 33,706/-	
21.	<b>DD amount</b>			
		DD amount	Rs. 26,230/- Rs. 7,500/-	
		DD no. and date	351108 dated 08.11.2023 351109 dated 08.11.2023	
		Name of the bank issuing	Kotak Bank	
		Deficient amount	Nil	
22.	<b>File Status</b>			
		File received on	09.11.2023	
		First notice Sent on	30.11.2023	
		First hearing on	04.12.2023	
		Second hearing on	18.12.2023	
23.	<b>Case History:-</b>			
	<p>The Promoter M/s Suposhaa Realcon Pvt. Ltd. who is a collaborator applied for the registration of real estate commercial colony (Distinct Commercial Component of DDJAY Plotted Colony) namely "Smartworld Orchard Street" located at Sector-61, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 61602 dated 09.11.2023 and RPIN-671. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1488-2023. The project area for registration is 428.019 sqm (0.1058 acres - 2 commercial plots) commercial part of that of the licensed area i.e., 23.299 acres vide License no -68 of 2021 dated 16.09.2021 valid upto 15.09.2026 and 62 of 2022 dated 25.05.2022 valid upto 24.05.2027.</p> <p><b>It is noted that the promoter had applied for registration of two commercial plots (Distinct Commercial Component of DDJAY Plotted Colony) in a single registration file.</b></p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/671 dated 30.11.2023 has been issued to the promoter with an opportunity of</p>			

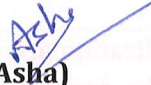
	<p>being heard on 04.12.2023.</p> <p><b>On 04.12.2023</b>, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Bharat Vigmal and Anishna Mitra (AR) are present on behalf of the promoter. The AR of the promoter states that the reply to the deficiencies pointed out by the authority will be submitted in one week. The matter is adjourned and to come up on 18.12.2023.</p> <p>The promoter has submitted a reply on 13.12.2023 and 18.12.2023 which have been scrutinized and the status of the documents is mentioned below:</p>	
<p><b>24.</b></p>	<p><b>Present compliance status as on 18.12.2023 of the deficiencies conveyed in the last hearing dated 04.12.2023</b></p>	<ol style="list-style-type: none"> <li>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. Status: Needs to be corrected</li> <li>2 Online DPI needs to be corrected. Status: Needs to be corrected</li> <li>3 Land title search report certified on latest date needs to be submitted. <b>Status: Submitted</b></li> <li>4 Non-encumbrance certificate issued by tehsildar/ revenue officer not more than six months prior to application needs to be submitted. <b>Status: Submitted</b></li> <li>5 Mining permission needs to be submitted. <b>Status: Submitted</b></li> <li>6 Land cost needs to be clarified according to area apply for registration. <b>Status: Clarified.</b></li> <li>7 Promoter carried the same bank account which was already used in RC 92 of 2022. New bank account needs to be provided. <b>Status: New bank account opened by the promoter and bank undertaking submitted.</b></li> <li>8 Board resolution for operation of bank account needs to be revised. <b>Status: Submitted</b></li> <li>9 Financial resources need to be met with project cost. <b>Status: Submitted</b></li> <li>10 Affidavit regarding no loan on project land needs to be submitted. <b>Status: Submitted</b></li> <li>11 Cash flow statement needs to be submitted. <b>Status: Submitted</b></li> </ol>
<p><b>Remarks</b></p>		<ol style="list-style-type: none"> <li>1 The annexures in the online application are not uploaded as</li> </ol>


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		well as the correction needs to be done in the online (A-H) application. 2 Online DPI needs to be corrected.
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**Recommendations:**

All the required documents for registration of project under section 4 of the RERA, 2016 have been submitted except correction in online A-H form and online DPI.  
The authority may consider for grant of registration of project.

  
(Asha)  
Chartered Accountant

  
(Sumeet)  
Engineering Officer

Day and Date of hearing	Monday and 18.12.2023
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Proceeding recorded by	Ram Niwas
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**PROCEEDINGS OF THE DAY**

Proceedings dated: 18.12.2023.

Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.


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

Approved as proposed. The AR submits that the extension in respect of the plotted colony for one year has already been applied and that no individual plots has been sold as the promoter has sought registration for floor wise sale of units which is still valid and the above registration is in respect of commercial component of above scheme for which approval has been obtained from the competent authority. The AR undertakes to submit the QPRs and annual audited statements under 4(2)(I)(D) failing which penal action for non-submission shall be initiated.

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

  
(Arun Kumar)  
Chairman, HARERA