

New PWD Rest House, Civil Lines, Gurugram, Haryana
 हरियाणा

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

Project - Advait
RERA-GRG-1365-2023
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Advait	
2.	Name of the promoter	M/s Pioneer J.K. Senior Living LLP	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector- 50, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of the license holder	M/s Pioneer J.K. Senior Living LLP	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1365-2023	
10.	License no.	161 of 2022 dated 07.10.2022.	valid upto 06.10.2027.
11.	Total licensed area	2.60 acres	Area to be registered
			2.60 acres
12.	Projected completion date	31.12.2028	
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
	i)	License Approval	161 of 2022 dated 07.10.2022.
	ii)	Zoning Plan Approval	8666 dated 10.10.2022.
	iii)	Building plan Approval	ZP-1658/PA(DK)/2023/26034 dated 09.08.2023
	iv)	Environmental Clearance	SEIAA/HR/2022/274 dated 09.02.2023
	v)	Airport height clearance	Not required
	vi)	Fire scheme approval	Applied on 05.09.2023
			Validity upto
			06.10.2027
			08.08.2028
			08.02.2033
			(As per colour coding map)

	vii) Service plan and estimate approval	Applied on 06.10.2023
20.	Fee Details	
	Registration Fee	Residential - 24,387.1* 2.40 * 10 = Rs 5,85,290/- Commercial - 865.24 * 2.4* 20 = Rs 41,532/- Total = Rs 6,26,822/-
	Processing Fee	25,252.34 * 10 = Rs 2,52,523/-
	Late Fee	N/A
	Total Fee	Rs 8,79,345/-
21.	DD amount	Rs. 2,52,500/- Rs. 3,77,761/- Rs. 2,52,530/-
	DD no. and date	000505 dated 24.08.2023. 000530 dated 06.10.2023. 000541 dated 27.10.2023.
	Name of the bank issuing	HDFC Bank
	Deficient amount	NIL
22.	File Status	Date
	File received on	11.09.2023
	First notice Sent on	04.10.2023
	First hearing on	09.10.2023
	Second hearing on	11.12.2023
23.	Case History:	
	<p>The Promoter M/s Pioneer J.K. Senior Living LLP who is a license holder has applied for the registration of real estate group housing colony namely "Advait" located at Sector-50, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 58422 dated 11.09.2023 and RPIN- 649. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1365-2023. The project area for registration is 2.60 acres i.e., total licensed area is 2.60 acres.</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/649 dated 04.10.2023 was issued to the promoter with an opportunity of being heard on 09.10.2023.</p> <p>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 as to why the application for registration of project may not be rejected following the due procedure under the Act of 2016.</p> <p>The promoter has submitted a reply on 27.10.2023, 06.11.2023 and 16.11.2023 which were scrutinized and the status of the documents is mentioned below:</p>	

<p>24.</p>	<p>Present compliance status as on 11.12.2023 of deficient documents conveyed in hearing dated 09.10.2023.</p>	<ol style="list-style-type: none"> 1. Deficit Fee - -Rs 6,30,291/-. Status: Submitted a DD vide no. 000530 dated 06.10.2023 amounting to Rs. 3,77,761/- and DD vide no. 000541 dated 27.10.2023 amounting to Rs. 2,52,530/- 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: Submitted but needs to be corrected. 4. Fire scheme approval needs to be submitted. If applied, then the copy of the same needs to be submitted. Status: Submitted an Affidavit stating that they had applied for the Fire scheme approval on 05.09.2023 and only receipt attached. 5. Approved Service plan and estimates needs to be submitted. If applied, then the copy of the same needs to be submitted. Status: Submitted an Affidavit stating that they had applied for the Service plan and estimates on 06.10.2023 and only receipt attached. 6. Airport Height clearance needs to be submitted. Status: Submitted the colour coding map. Hence, the Airport Height Clearance is not required. 7. Electrical load availability needs to be submitted. Status: Submitted approved vide no. Ch-10/CE-OP/DELHI/GGN-II/EP-038 dated 12.10.2023. 8. Mutation, Jamabandi and Aks-shajra certified on the latest date needs to be submitted. Status: Submitted. 9. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status: Submitted. 10. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Status: Submitted. 11. Land title search report needs to be submitted. Status: Submitted. 12. Approval NOCs from the various agencies for connecting external services like water and storm water drainage needs to be submitted. Status: Submitted. Water supply vide no. 564 dated 09.10.2023, Sewerage vide no. GMDA/SEW/2022/1448 dated 27.12.2022 and Storm vide no. GMDA/Drainage/2023/678 dated 11.10.2023. 13. NOC/ Affidavit regarding Natural conservation Zone needs to be submitted. Status: Submitted an affidavit regarding non-applicability of NOC. 14. NOC/ Affidavit regarding Tree cutting needs to be submitted. Status: Submitted an Affidavit stating that they had applied for the Tree Cutting NOC on 03.10.2023 and only receipt attached.
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25.	Remarks	<ol style="list-style-type: none"> 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. Fire scheme approval needs to be submitted. If applied, then the copy of the same needs to be submitted. 4. Approved Service plan and estimates needs to be submitted. If applied, then the copy of the same needs to be submitted. 5. NOC/ Affidavit regarding Tree cutting needs to be submitted. 6. NOC/ Affidavit regarding Forest land diversion needs to be submitted. 7. Pert Chart needs to be corrected. 8. Draft application form needs to be revised. 9. REP-II needs to be revised. 10. Quarterly statement of expenditure (IDW) needs to be revised. 11. Project report needs to be revised. 12. Cash flow statement needs to be revised. 13. CA certificate for expenditure incurred and to be incurred needs to be submitted. 14. Loan sanction letter along with disbursement and repayment schedule needs to be submitted. 15. CHG form needs to be submitted. 16. Bank undertaking needs to be revised. 17. Affidavit of promoter regarding arrangement with the bank of master account needs to be provided.

Recommendations:

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, Bank undertaking and other documents mentioned above.

The promoter shall submit two BG/DD amounting to Rs. 25 lakhs each as a security amount towards the submission of Fire Scheme approval and approved service plan and estimates. These security BG/DD shall be forfeited in case the respective conditions are not fulfilled by the promoter within the stipulated time period mentioned in the conditions.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

Ashish
11/12/23

Ashish Kush
Planning Executive

Asha
Chartered Accountant

Day and Date of hearing	Monday and 11.12.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 11.12.2023.

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

Sh. Rakesh Bohra (AR), Sh. A. DASS (AR) and Sh. Anil Kumar (AR) are present on behalf of the promoter.

Approved as proposed subject to submission of BG/DD amounting to Rs. 25 lakhs each as a security amount towards the submission of Fire Scheme approval and Approved service plan and estimates.

The registration certificate shall be issued after submission of above mentioned BG/DD amounting to Rs. 25 lakhs alongwith the revised Bank undertaking and other deficit documents as mentioned above.

(Signature)
(Sanjeev Kumar Arora)
Member, HARERA

(Signature)
(Ashok Sangwan)
Member, HARERA

(Signature)
(Vijay Kumar Goyal)
Member, HARERA

(Signature)
(Arun Kumar Gupta)
Chairman, HARERA