



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

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	Validity upto
	i)	License Approval	161 of 2022 dated 07.10.2022. 06.10.2027
	ii)	Zoning Plan Approval	8666 dated 10.10.2022.
	iii)	Building plan Approval	ZP-1658/PA(DK)/2023/26034 dated 09.08.2023 08.08.2028
	iv)	Environmental Clearance	SEIAA/HR/2022/274 dated 09.02.2023 08.02.2033
	v)	Airport height clearance	Not Submitted
	vi)	Fire scheme approval	Not Submitted

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

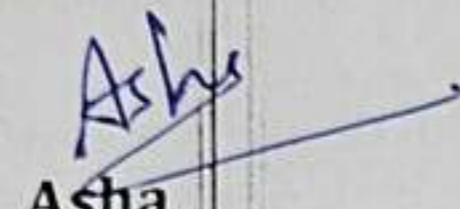
भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	vii) Service plan and estimate approval	Not Submitted
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/-
	DD no. and date	000505 dated 24.08.2023.
	Name of the bank issuing	HDFC Bank
	Deficient amount	Rs 6,26,845/-
22.	File Status	Date
	File received on	11.09.2023
	First notice Sent on	04.10.2023
	First hearing on	09.10.2023
23.	<p>Case History: 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>The status of the documents is mentioned below:</p>	
24.	<p>Present compliance status as on 09.10.2023 of deficient documents conveyed vide notice dated 04.10.2023.</p>	<ol style="list-style-type: none"> 1. Deficit Fee - -Rs 6,30,291/-. 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. 3. Online DPI needs to be corrected. 4. Fire scheme approval needs to be submitted. If applied, then the copy of the same needs to be submitted. 5. Approved Service plan and estimates needs to be submitted. If applied, then the copy of the same needs to be submitted. 6. Airport Height clearance needs to be submitted. 7. Electrical load availability needs to be submitted. 8. Mutation, Jamabandi and Aks-shajra certified on the latest date needs to be submitted. 9. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted.



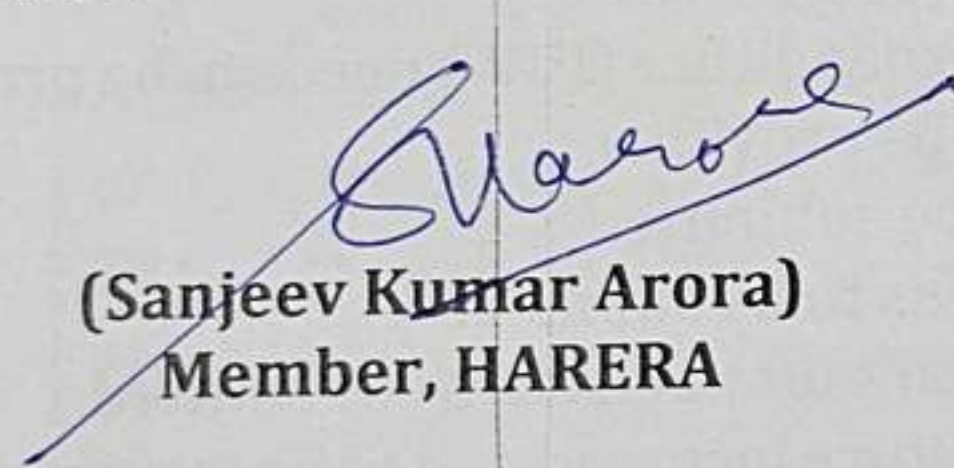
10. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted.
11. Land title search report needs to be submitted.
12. Approval NOCs from the various agencies for connecting external services like water and storm water drainage needs to be submitted.
13. NOC/ Affidavit regarding Natural conservation Zone needs to be submitted.
14. NOC/ Affidavit regarding Tree cutting needs to be submitted.
15. NOC/ Affidavit regarding Forest land diversion needs to be submitted.
16. NOC/ Affidavit regarding Power line shifting needs to be submitted.
17. Pert Chart needs to be submitted.
18. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted.
19. Draft application form needs to be submitted.
20. Draft Allotment letter needs to be submitted as per prescribed format.
21. Draft BBA needs to be submitted as per prescribed format.
22. Draft Conveyance deed needs to be submitted.
23. Brochure needs to be submitted.
24. Mining permission needs to be submitted.
25. REP-II needs to be revised.
26. Cost of land needs to be clarified according to area apply for registration.
27. Quarterly statement of expenditure (IDW) needs to be provided.
28. KYC of partner needs to be provided.
29. Project report needs to be submitted.
30. Cash flow statement needs to be submitted.
31. GST certificate of the promoter needs to be submitted.
32. CA certificate for expenditure incurred and to be incurred needs to be submitted.
33. Loan sanction letter along with disbursement and repayment schedule needs to be submitted.
34. CHG form needs to be submitted.
35. KYC of project consultant- Architect, structural Engineer, Chartered Accountant, MEP consultant needs to be submitted.
36. Original LLP deed needs to be provided.
37. Undertaking regarding 10% auto deduct from separate account under section 4(2)(I)(D) for EDC needs to be submitted.
38. Copy of paid challan of EDC, IDC and license fee needs to be submitted.
39. CA certificate for non-default needs to be revised.
40. Affidavit regarding REP II needs to be revised.
41. Annual balance sheet for the last 3 financial year needs to be submitted.
42. Bank undertaking needs to be submitted.
43. CA certificate for REP I needs to be submitted.
44. Affidavit of promoter regarding arrangement with the bank of master account needs to be provided.

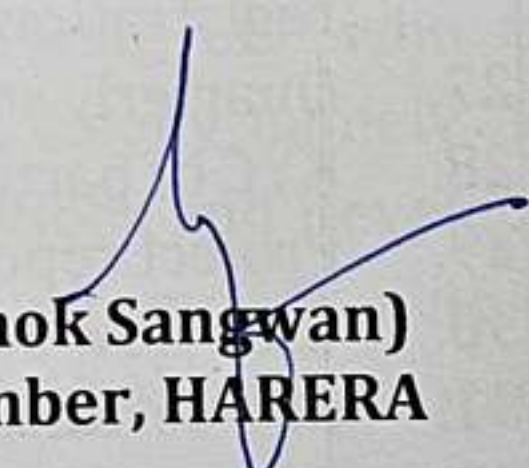
		45. Board resolution for authorizing bank account needs to be submitted along with KYC of authorised person.	
25.	Remarks	The promoter has not submitted any reply.	
 Asha Chartered Accountant		On leave Ashish Kush Planning Executive	
Day and Date of hearing		Monday and 09.10.2023	
Proceeding recorded by		Ram Niwas	
PROCEEDINGS OF THE DAY			

Proceedings dated: 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.


(Sanjeev Kumar Arora)
 Member, HARERA


(Ashok Sangwan)
 Member, HARERA


(Vijay Kumar Goyal)
 Member, HARERA