

PROJECT HEARING BRIEF			
S.No.	Particulars	Details	
1.	Name of the project	Plaza 106	
2.	Name of the promoter	M/s Magic Eye Developers Pvt. Ltd.	
3.	Nature of the project	Affordable Residential Plotted colony (DDJAY)	
4.	Location of the project	Sector-106, Gurugram, Haryana	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of the license holder	M/s Magic Eye Developers Pvt. Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Date of completion of project as per REP-II	04.01.2024	
9.	License no.	71 of 2021	Valid up to 16.09.2026
10.	Total licensed area	5.35625 Acres	Area to be registered 5.35625 Acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Validity up to
	i)	License Approval	16.09.2026
	ii)	Zoning Plan Approval	
	iii)	Layout Plan Approval	
	iv)	Environmental Clearance	Not applicable
	v)	Airport height clearance	Not applicable
	vi)	Fire scheme approval	Not applicable
	vii)	Service plan and estimate approval	
	viii)	Electricity load availability connection	
12.	File Status	Date	
	Project received on	25.11.2021	
	First notice sent on	03.12.2021	

	1st reply submitted on	25.01.2022
	1st Hearing on	20.12.2021
	2nd reply submitted on	08.02.2022
	2nd hearing on	14.03.2022
	3rd reply submitted on	14.03.2022
	4th reply submitted on	04.04.2022
	3rd hearing on	04.04.2022
	4th hearing on	18.04.2022
	5th reply submitted on	22.04.2022
	5th hearing on	25.04.2022
13.	Case history-	
	<p>The promoter i.e., M/s Magic Eye Developers Pvt. Ltd. has applied on dated 25.11.2021 respectively for registration of their Affordable Residential Plotted Colony (DDJAY) project namely "Plaza 106 Under License No. 71 of 2021" at Sector-106, Gurugram, Haryana.</p> <p>After scrutiny of this file, it was found that there were deficiencies in the application which have been mentioned in AE and CA scrutiny. The deficiencies along with the first date of hearing were conveyed to the promoter through first deficiency notice vide no. HARERA/GGM/RPIN/406 dated 03.12.2021.</p> <p>Proceedings dated 20.12.2021</p> <p>Ms. Isha Singh, Architectural Executive briefed the facts about the case.</p> <p>No one is present on behalf of the promoter. Keeping in view the deficiencies, show cause notice be issued as to why the application for grant of registration shall not be rejected on account of deficiencies as mentioned above, exercising powers under section 5(1)(b) of the Act, 2016 read with rule 5(2) of Haryana Rules, 2017. The promoter is hereby also given an opportunity to rectify the defects within a period of 30 days from the date of issuance of communication regarding such defects.</p> <p>The matter is decided to come up on 24.01.2022</p> <p>On 24. 01.2022, the matter is adjourned to 14.03.2022</p> <p>Scrutiny of reply dated 25.01.2022</p>	



HARERA
GURUGRAM

Project
Promoter

Plaza 106 DDJAY
Magic Eye Developers Pvt. Ltd.

1. Deficit fee of ₹ 2,11,573/- to be deposited.
Status: paid through DD no. 030737 dated 03.01.2022
2. Copy of Demarcation plan needs to be submitted.
Status: Submitted
3. Copy of Water supply approval/NOC, Roads approval/NOC, Electricity approval/NOC, Sewage Disposal approval/NOC, Storm Water Drainage approval/NOC from concerned agency needs to be submitted.
Status: Assurance for storm water drainage submitted.
4. Copy of latest Mutations, Jamabandi, Aks-shijra needs to be submitted.
Status: Mutations not submitted.
5. Land Title Search Report needs to be submitted.
Status: Submitted
6. Copy of information to the revenue department for entry in record of ownership regarding the project land that is licensed and bonded for setting up of a colony needs to be submitted.
Status: Not submitted
7. Copy of Service plans and estimates approved from the competent authority needs to be submitted.
Status: Applied on 17.11.2021
8. Copy of Superimposed demarcation plan needs to be submitted.
Status: Submitted
9. Natural Conservation Zone NOC needs to be submitted.
Status: Submitted
10. Tree Cutting permission NOC, Forest land diversion NOC, Power line shifting NOC needs to be submitted.
Status: Submitted
11. PERT Chart needs to be submitted.
Status: Submitted
12. External Development cost needs to be mentioned in the DPI as per letter of intent.
Status: Service estimates need to be submitted.
13. Director's report for the preceding three year needs to be submitted.
Status: Director's report for FY 2020-21 needs to be submitted.
14. Annual report for the financial year 2020-21 needs to be submitted.
Status: Submitted
15. CA certificate for non- default in payment of statutory due needs to be revised.
Status: Submitted
16. Bank undertaking needs to be submitted.

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

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 अर्लगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

Status: Not Submitted

17. Director appointment and resignation form i.e., DIR-11 and DIR-12 needs to be submitted.

Status: Not Done

18. CA Certificate for equity infused by the promoter needs to be submitted.

Status: Submitted

Scrutiny of reply dated 08.02.2022

1. Form REP-II needs to be revised mentioning the details of encumbrance on the project land and receivables arising from sold and unsold inventory of the project.

Status: Submitted

2. Affidavit by the promoter keeping in view of section 4(2)(I)(D) of the act needs to be submitted.

Status: Submitted

3. Copy of Water supply approval/NOC, Roads approval/NOC, Electricity approval/NOC, Sewage Disposal approval/NOC from concerned agency needs to be submitted.

Status: Submitted

4. Director's report for FY 2020-21 needs to be submitted.

Status: Submitted

5. Project Report needs to be revised.

Status: Submitted

6. Copy of TAN needs to be submitted.

Status: Not Done

Proceedings dated 14.03.2022

Ms. Neeraj Gautam, Architectural Executive briefed the facts about the case.

Sh. Aditya Mani Singh (Associate) is present on behalf of the promoter, who submits that the requisite bank undertaking has been submitted today. However, the requisite corrections in the online DPI and form A are yet to be made and the deficit/pending approvals including copies of approved zoning plan and service plan/estimates are not yet submitted.

The AR of the promoter seeks 2-3 weeks' time for submission of the deficit/pending approvals and clearances of forest, electrical load, revenue papers etc. as well as submission of approved zoning plan and service plan/estimates which are already under approval of DTCP and making of requisite corrections in online DPI and form A to H.

The matter to come up on 04.04.2022

Scrutiny of reply dated 14.03.2022

1. Bank undertaking needs to be submitted.

Status: Submitted. Employee name and code needs to be mentioned on it.

Proceedings dated 04.04.2022

Ms. Neeraj Gautam, Architectural Executive briefed the facts about the case.

Sh. Aditya Mani Singh (Associate) and Sh. Sanjiv Bhandari (COO) are present on behalf of the promoter. The AR has submitted deficit documents in the authority today. The reply be scrutinized by the concerned executive in meanwhile. The AR is directed to attend the remaining deficiencies before the next date of hearing.

The matter to come up on 18.04.2022.

Scrutiny of reply dated 04.04.2022

1. Forest NOC needs to be submitted.
Status: Submitted
2. Bank undertaking needs to be submitted.
Status: Submitted

Proceedings dated 18.04.2022

Ms. Neeraj Gautam, Architectural Executive briefed the facts about the case.

Sh. Aditya Mani Singh (Associate) and Sh. Sanjiv Bhandari (COO) are present on behalf of the promoter.

On the request of the promoter 1 week time was granted for rectification of deficiencies and submit of deficit documents.

The matter to come up on 25.04.2022.

Scrutiny of reply dated 22.04.2022

1. Revised REP-II submitted.
2. Copy of approved zoning plan needs to be submitted.
Status: Submitted (ZP-1532/SD(DK)/2022/10463 dated 18.04.2022)
3. Copy of information to the revenue department for entry in record of ownership regarding the project land that is licensed and bonded for setting up of a colony needs to be submitted.
Status: Submitted
4. CA Certificate for expenditure incurred up to the date of registration needs to be provided.
Status: Submitted
5. CA Certificate for expenditure incurred up to the date of registration needs to be provided.

Status: Submitted	
Document submitted on 25.04.2022	
1. An undertaking from the company that 10% of the total receipt in Separate RERA compliant account shall be credited to the Haryana Government treasury against the EDC dues until it is fully paid needs to be submitted.	
Status: Submitted	
Proceedings dated 25.04.2022	
Ms. Neeraj Gautam, Architectural Executive briefed the facts about the case.	
Sh. Aditya Mani (AR) is present on behalf of the promoter.	
The promoter has made requisite changes in online DPI and form REP- I (Part A-H) and the hard copies of the same are yet to be submitted in the authority. The application for approval of service plans and estimates has been made in the concerned department and the final approval is still awaited. The promoter is directed to submit a BG of Rs. 25 lakhs on account of submission of approved service plan estimates in the Authority within 2 months. In case of failure to submit the approved service, plan and estimates within stipulated time, the BG shall stand forfeited. Accordingly, the BG of Rs. 25 lakhs be submitted with the Authority along with an affidavit that within 2 months service plan shall be submitted otherwise the Authority shall be free to encash the BG. Authority decided to grant registration subject to deposit BG and submit hard bind copy of the DPI.	
The matter to come up-for compliance on 02.05.2022.	
Documents submitted on 02.05.2022:	
The promoter has submitted hard copies of corrected online DPI and REP-1 along with a Bank Guarantee of 25 lakh each on account of submission of approved service plan estimates in the Authority.	
14.	Deficit documents 1. Copy of Service plans and estimates approved from the competent authority needs to be submitted. Status: Applied on 17.11.2021. Copy of receiving of application submitted.

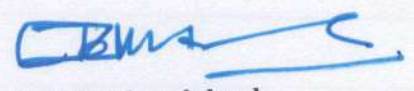

 Associate Architectural Executive

Project
Promoter

Plaza 106 DDJAY
Magic Eye Developers Pvt. Ltd.

Day and Date of hearing		Monday and 02.05.2022		
Proceeding recorded by		Sh. Ram Niwas		
REPRESENTED THROUGH				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sunjive Bhandari	Chief Administration Officer	9871277131	sunjive.bhandari@viridian.red
2.	Aditya Mani Singh	Associate	7785048850	aditya.singh@viridian.red
PROCEEDINGS OF THE DAY				
Proceedings dated 02.05.2022				
Ms. Neeraj Gautam, Architectural Executive briefed the facts about the case.				
Sh. Sanjive Bhandari (CAO) and Sh. Aditya Mani Singh (AR) are present on behalf of the promoter. As per the directions of the Authority during the hearing dated 25.04.2022, the promoter has submitted hard bind copy of DPI and a bank guarantee of Rs. 25 lakhs on account of submission of approved service plans and estimates in the Authority within two months from today. This bank guarantee shall be forfeited in case of failure to submit the approved service plans and estimates in the authority within the stipulated time. The Bank Guarantee was issued in favour of Indian Bank, Lajpat Nagar, New Delhi.				
Accordingly, the Authority decides to grant registration and issue the registration certificate to the promoter.				


Vijay Kumar Goyal
Member, HARERA, Gurugram


Dr. K.K. Khandelwal
Chairman, HARERA, Gurugram

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in
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