

PROJECT HEARING BRIEF

S.No.	Particulars	Details	
1.	Name of the project	Plaza 106 Under License No. 71 of 2021	
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.	License no.	71 of 2021	Valid up to 16.09.2026
9.	Total licensed area	5.35625 Acres	Area to be registered 5.35625 Acres
10.	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	Applied
	iii)	Layout Plan Approval	20.09.2021
	iv)	Environmental Clearance	Not applicable
	v)	Airport height clearance	Not applicable
	vi)	Fire scheme approval	Not applicable
	vii)	Service plan and estimate approval	Applied on 10.08.2021
	viii)	Electricity load availability connection	Not Submitted
	File Status	Date	
	Project received on	25.11.2021	
	First notice sent on	03.12.2021	
	1 st reply submitted on	14.12.2021	
	1 st Hearing on	20.12.2021	

Case history-

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.

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.

A reply regarding the same is received in the authority on 14.12.2021. On scrutiny of the reply, the observed deficiencies are as follows

Scrutiny of reply dated 14.12.2021

1. Online correction in REP - I [Part A-H] needs to be done.
Status: Not Done
2. Corrections in Detailed Project Information needs to be done.
Status: Not Done
3. Deficit fee of ₹ 2,11,573/- to be deposited.
Status: Not Done
4. Copy of approved zoning plan needs to be submitted.
Status: Not Done
5. Copy of Demarcation plan needs to be submitted.
Status: Not Done
6. 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: Not Done
7. Copy of latest Mutations, Jamabandi, Aks-shijra needs to be submitted.
Status: Mutations not submitted.
8. Land Title Search Report needs to be submitted.
Status: Done
9. 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 Done

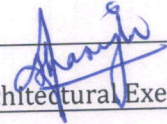
10. Copy of Service plans and estimates approved from the competent authority needs to be submitted.
Status: Not Done
11. Copy of Electricity Supply Plan, Roads and pavement Plan, Water Supply Plan, Sewerage Plan, Storm Water Drainage Plan, Street Light Plan, Landscape Plan needs to be submitted.
Status: Not Done
12. Copy of Superimposed demarcation plan needs to be submitted.
Status: Not Done
13. Forest NOC needs to be submitted.
Status: Not Done
14. Natural Conservation Zone NOC needs to be submitted.
Status: Not Done
15. Tree Cutting permission NOC, Forest land diversion NOC, Power line shifting NOC needs to be submitted.
Status: Not Done
16. PERT Chart needs to be submitted.
Status: Not Done
17. Cost of land needs to be mentioned as per the sale deed. An annexure in support of the same needs to be submitted.
Status: Not Done
18. Loan outstanding as on date principal and interest needs to be mentioned in the DPI.
Status: Not Done
19. Miscellaneous cost needs to be mentioned in Part-D of the DPI.
Status: Not Done
20. External Development cost needs to be mentioned in the DPI as per letter of intent.
Status: Not Done
21. Internal development works need to be mentioned as per the supporting document.
Status: Not Done
22. Financial resources of the project need to be corrected.
Status: Not Done
23. Project Report needs to be revised as per the area of registration.

Status: Not Done


24. Director's report for the preceding three year needs to be submitted.
Status: Not Done
25. Annual report for the financial year 2020-21 needs to be submitted.
Status: Not Done
26. KYC of Rajiv Gupta needs to be submitted.
Status: Not Done
27. 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: Not Done
28. CA certificate for non- default in payment of statutory due needs to be revised.
Status: Not Done
29. Bank undertaking needs to be submitted.
Status: Not Done
30. Affidavit by the promoter keeping in view of section 4(2)(I)(D) of the act needs to be submitted.
Status: Not Done
31. CA Certificate for equity infused by the promoter needs to be submitted.
Status: Not Done
32. CA Certificate for expenditure incurred up to the date of registration needs to be provided.
Status: Not Done
33. An undertaking from the company that 10% of the total receipt in Separate RERA compliant account has been credited to the Haryana Government treasury against the EDC dues until it is fully paid needs to be submitted.
Status: Not Done
34. Director appointment and resignation form i.e., DIR-11 and DIR-12 needs to be submitted.
Status: Not Done
35. Copy of TAN needs to be submitted.
Status: Not Done


Project DDJAY Residential Plotted Colony
Promoter Magic Eye Developers Pvt. Ltd.

11.	Deficit documents	
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Architectural Executive

Day and Date of hearing	Monday and 20.12.2021			
Proceeding recorded by	Sh. Ram Niwas			
REPRESENTED THROUGH				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.				
2.				
PROCEEDINGS OF THE DAY				
Proceedings dated 20.12.2021				
Ms. Isha Singh, Architectural Executive briefed the facts about the case.				
No one is present on behalf of the promoter. Keeping in view the deficiencies show cause notice be issued as 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.				
The matter decided to come up on 24.01.2022.				


V.K.Goyal
(Member)


Dr. K.K. Khandelwal
(Chairman)

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

