Project Shree Vardhman Mantra /Shopping Mart
Promoter DSS Infrastructure Pvt. Ltd.

PROJECT HEARING BRIEF				
S.No.	**Particulars**	**Details**		
1.	**Name of the project**	Shree Vardhman Mantra (Resi.)/ Shopping Mart		
2.	**Name of the promotor**	DSS Infrastructure Pvt. Ltd.		
3.	**Nature of the project**	Affordable Group Housing Project		
4.	**Location of the project**	Sector 67, Gurugram		
5.	**Legal capacity to act as a promoter**	License Holder		
6.	**Name of the license holder**	DSS Infrastructure Pvt. Ltd.		
7.	**Name of the collaborator**	N/A		
8.	**Status of project**	Ongoing		
9.	**Whether registration applied for whole**	Whole		
10.	**Whether registration applied for whole**	31.12.2024		
11.	**Online application ID**	RERA-GRG-PROJ-946-2021		
12.	**License no.**	69 of 2010 dated 11.09.2010		Valid up to 30.04.2022
13.	**Total licensed area**	11.262 Acres	**Area to be registered**	11.262 Acres
14.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License Approval**	11.09.2010	30.04.2022 (applied for renewal on 05.04.2022)
	ii)	**Zoning Plan Approval**	13.10.2010	
	iii)	**Building plan Approval**	15.02.2011	14.02.2016 (applied for revalidation on 24.08.2021)
	iv)	**Environmental Clearance**	22.02.2011	22.02.2021 (applied for revalidation on 22.04.2022)
	v)	**Airport height clearance**	30.12.2011	29.12.2016
	vi)	**Fire scheme approval**	12.11.2012	
	vii)	**Service plan and estimate approval**	Recommended for CE-I HSVP to DTCP.	

15.	File Status	Date
	Project received on	02.12.2021
	First notice sent on	15.12.2021
	First hearing on	20.12.2021
	Second hearing on	03.01.2022
	Third hearing on	10.01.2022
	Fourth hearing on	27.01.2022
	First reply submitted on	27.01.2022
	Fifth hearing on	14.02.2022
	Sixth hearing on	07.03.2022
	Second reply submitted on	07.03.2022
	Seventh hearing on	28.03.2022
	Eighth hearing on	31.03.2022
	Third reply submitted on	01.04.2022
	Ninth hearing on	02.04.2022
	Tenth hearing on	11.04.2022
	Eleventh hearing on	18.04.2022
	twelfth hearing on	23.05.2022
16.	**Case History** M/s Shree Vardhman Buildprop Pvt. Ltd. has applied online on 06.10.2021 and manually on dated 02.12.2021 for registration of their affordable group housing project namely "Shree Vardhman Mantra (Resi.)/ Shopping Mart" in sector 67, Village Badshahpur, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016. This application is for registration of affordable group housing project admeasuring an area of 11.262 acres for which the license vide no. 69 of 2010 dated 11.09.2010 valid upto 30.04.2022 has been issued by DTCP in favor of DSS Infrastructure Pvt. Ltd.	

It is noted that the license no. 69 of 2010 dated 11.09.2010 was originally granted to Dharmbir, Tejpal Behrampal and others in collaboration with DSS Infrastructure Pvt. Ltd. The license was later transferred in favor of DSS Infrastructure Pvt. Ltd.

On scrutiny of application, it was found that there were deficiencies in the application which along with the date of hearing were conveyed to the promoter via mail.

Proceedings Dated: 20.12.2021

Ar. Neeraj Gautam, Associate Architectural Executive briefed the facts about the case.

There are large number of deficiencies pending. It is brought to the notice of the authority by the architectural executive that the applicant is neither the license holder nor the land owner. The application has been made without any legal capacity and payment of deficit fee of Rs 18,69,692/- needs to be made.

No reply/clarification regarding deficiencies in application has been received in the authority till date i.e., 27.12.2021

On 27.12.2021 the matter was adjourned to 03.01.2022.

Proceedings dated 03.01.2022

Amid COVID 19 and omicron pandemic, the hearing couldn't be held on the fixed date. Some planning executives are found omicron infected. Therefore, the hearing will be held through video conferencing in the next week. The matter is adjourned to 10.01.2022

Proceedings Dated: 10.01.2022

No one was present on the behalf of the promoter. Ar. Neeraj Gautam, Associate Architectural Executive briefed the facts about the case. There are large number of deficiencies pending. It is noticed that the applicant is neither the license holder nor the land owner. The application has been made without any legal capacity. Authority has issued a notice to the promoter dated 15.12.2021 regarding deficiencies in the application and clarification regarding the legal capacity of the promoter to which no reply has been received in the authority till date.

In view of the above, the authority has decided to issue a show cause notice to the promoter as to why the application of registration shall not rejected following the due procedure as provided under section-5 of the Real Estate (Regulation and Development) Act 2016 and Rule-5 of the Haryana Real

Estate (Regulation and Development) Rules, 2017 with an opportunity of hearing. The matter to come up on 14.02.2022

Scrutiny of reply dated 27.01.2022

1. Online corrections in REP-I (Part A-H) needs to be done.
   Status: Submitted REP-I filed with new Temp ID- RERA- GRG- 1004- 2022
2. Corrections in detailed project information needs to be done.
   Status: Submitted. Needs to be corrected.
3. Deficit fee of 18,69,692/- paid.
4. Clarification regarding legal capacity of the applicant needs to be provided.
   Status: Name of applicant promoter corrected from M/s Shree Vardhman Buildprop Pvt. Ltd. to M/s DSS Infrastructure Pvt. Ltd. in online DPI

Proceedings Dated: 14.02.2022

No one was present on the behalf of the promoter. Ar. Neeraj Gautam, Associate Architectural Executive briefed the facts about the case. The promoter is directed to submit the deficit documents in the authority before the next date of hearing on 07.03.2022.

Documents submitted on 07.03.2022

1. Hard copy of online DPI
   Status: Submitted, needs to be corrected.
2. Land title search report
3. PERT Chart

Proceedings Dated: 07.03.2022

Ar. Neeraj Gautam, Associate Architectural Executive briefed the facts about the case. Sh. Shobit Shukla is present, who however, has no authority to represent on behalf of the promoter. The deficiencies already stand conveyed to the promoter and one last opportunity is given for refusal for the permission applied for is being given failing which further necessary process shall be initiated if the deficiencies are not rectified within next two weeks.

The matter to come up on 28.03.2022. On 28.03.2022, the matter was adjourned to 31.03.2022. On 31.03.2022, the matter was adjourned to 02.04.2022.

Proceedings Dated: 02.04.2022

Ms. Neeraj Gautam, Architectural Executive briefed about the facts of the project. Sh.Ved Parkash (Admin.) is present on behalf of the promoter. The promoter has earlier sold units in the name of Shree Vardhman Buildprop Pvt. Ltd. Although, license was in the name of M/s DSS Infrastructure Pvt. Ltd. It was submitted by the promoter that the M/s DSS Infrastructure Pvt. Ltd. is a 100% subsidiary of M/s Shree Vardhman Buildprop Pvt. Ltd. The promoter was asked to submit an affidavit and proof to that effect. The promoter is also directed to submit an affidavit that M/s DSS Infrastructure Pvt. Ltd. shall be responsible for all the obligations and liabilities of M/s Shree Vardhman Buildprop Pvt. Ltd. As BIP permission is required from the DTCP accordingly same be obtained within 3 months and all further sales shall be made by M/s DSS Infrastructure Pvt. Ltd. and requisite accounts be opened accordingly. As the license is expiring in the month of April itself, accordingly promoter is directed to obtain renewal of the license. Similarly, the revalidation of building plans and EC and fire clearance are also required to be submitted. There are large number of deficiencies as have been pointed above, the promoter requested one week time for rectifying the deficiencies. The matter to come up on 11.04.2022.

Scrutiny of reply dated 01.04.2022

1. Copy of approved service plans and estimates along with the sanction letter from DTCP, Haryana needs to be submitted.
2. Natural conservation zone NOC needs to be submitted.
   Status: Submitted
3. Power line shifting NOC needs to be submitted.
   Status: Submitted
4. Certified copy GST registration certificate in the state of Haryana needs to be to be provided.
   Status: Submitted
5. Details of outstanding loan and repayment schedule needs to be provided
6. Loan sanction letter needs to be provided.
   Status: Form CHG-1 submitted
7. Annual report for the financial year 2019-20 and 2020-21 needs to be provided.
   Status: Submitted for Shree Vardhman Buildprop Pvt. Ltd.
8. Annual report for the financial year 2019-20 and 2020-21 needs to be provided.
   Status: Submitted for Shree Vardhman Buildprop Pvt. Ltd.
9. Bank undertaking needs to be provided.
   Status: Bank undertaking for RERA accounts in the name of M/s Shree Vardhman Buildprop Pvt. Ltd. submitted.

Proceedings Dated: 11.04.2022

Ms. Neeraj Gautam, Architectural Executive briefed about the facts of the project.

No one appeared on behalf of the promoter.

An email dated 11.04.2022 received from the AR of the promoter for the adjournment of hearing due to medical emergency in the family of director of the company. The authority granted on week time for submission of deficit documents.

The matter to come up on 18.04.2022.

Proceedings Dated: 18.04.2022

Ms. Neeraj Gautam, Architectural Executive briefed about the facts of the project.

Sh. Ved Prakash (Admin.) and Sh. Shobit Shukla VP of Kautilya Finance (Financer of the project) are present on behalf of the promoter.

The promoter Shree Vardhman Mantra is neither the license holder nor the BIP holder nor the collaborator. The applicant is requesting for making application in the name of the licensee company only along with requisite documents. Although the sales made by M/s Shree Vardhman are against the provisions of the Act. But the same were made before coming into force of BIP policy under low-cost housing scheme of the State Government. The project is still ongoing and to set the record right it would be better that BIP permission is obtained from the competent Authority. A show cause notice be issued for rejection of the application for grant of registration under section 5 of the Act of 2016 and read with rule 5 of Haryana Rules, 2017.

The matter to come up on 23.05.2022

Scrutiny of reply dated 28.04.2022

1. Mutations, Jamabandi and Aks-shijra duly certified by revenue officer six months prior to date of application need to be submitted.
   Status: Submitted
2. Copy of approved service plans and estimates along with the sanction letter from DTCP, Haryana needs to be submitted.
   Status: Recommended from chief engineer to DTCP, Haryana
3. Executed allotment letter, BBA and conveyance deed as per the prescribed format need to be submitted.
   Status: Submitted
4. Construction water NOC needs to be submitted.
   Status: Submitted

5. Loan sanction letter needs to be provided.
   Status: Submitted
6. CA Certificate for expenditure incurred up to the date of registration needs to be submitted.
   Status: Submitted
7. CA Certificate for source of income up to the date of registration needs to be submitted.
   Status: Submitted
8. Director report for the financial year 2018-19 and 2019-20 needs to be submitted.
   Status: Submitted
9. Net cash flow statement needs to be corrected.
   Status: Submitted
10. Affidavit by the promoter keeping in view the provisions of section 4 (2) (l)(D) of the Real Estate (Regulation & Development) Act, 2016, needs to be revised.
    Status: Submitted

Proceedings Dated: 23.05.2022

Ms. Neeraj Gautam, Architectural Executive briefed about the facts of the project.

Sh. Ved Prakash (AR) and Sh. Sachin Jain (Director) is present on behalf of the promoter. The corrections in form REP-I and online DPI marked on hard copy and shared with the promoter. The promoter has applied for revalidation of building plan and paid the fees to the concerned department. The application for approval of revalidation of environmental clearance, service plans and estimates have been made in the concerned department and the final approval is still awaited.

The matter to come up on 30.05.2022.

Scrutiny of reply dated 30.05.2022

1. Natural Conservation Zone NOC needs to be submitted.
   Status: Undertaking for non- applicability submitted
2. Undertaking for non- applicability of tree cutting permission needs to be revised.
   Status: Undertaking for non- applicability submitted
3. Forest land diversion NOC needs to be submitted.
   Status: Undertaking for non- applicability submitted
4. Power line shifting NOC needs to be submitted.
   Status: Undertaking for non- applicability submitted

	5. Details of outstanding loan and repayment schedule needs to be provided. **Status: Provided** 6. Quarterly schedule of sources of funds needs to be clarified and corrected. **Status: Corrected** 7. CA certificate for financial and inventory details needs to be submitted. **Status: Submitted**	
17.	**Deficit documents**	8. Online corrections in REP-I (Part A-H) needs to be done. **Corrections marked on hard copy and shared with the promoter.** 9. Corrections in detailed project information needs to be done. **Corrections marked on the hard copy of the DPI and conveyed to the promoter.** **Part J of the DPI needs to be filled completely.** 10. Revalidation of building plans need to be submitted. **Status: Applied for revalidation on 24.08.2021 and revalidation fee paid to the concerned department.** 11. Renewal copy of license needs to be submitted. **Status: Applied for renewal on 05.04.2022** 12. Revalidation of environmental clearance needs to be submitted. **Status: Applied for renewal 22.04.2022** 13. Copy of approved service plans and estimates along with the sanction letter from DTCP, Haryana needs to be submitted. **Status: Recommended from chief engineer I, HSVP to DTCP, Haryana** 14. CA Certificate for non-default of statutory dues needs to be provided.

NKamboj
31.05.2022
Chartered Accountant
(Naresh Kumar)

30/5/22
Associate Architectural Executive
(Ar. Neeraj Gautam)

Day and Date of hearing	Monday and 30.05.2022
Proceeding recorded by	Ram Niwas

Project Shree Vardhman Mantra/ Shopping Mart
Promoter DSS Infrastructure Pvt. Ltd.

REPRESENTED THROUGH				
Sr. no.	**Name**	**Designation**	**Mobile No.**	**E-mail**
1.	Sh. Ved Prakash	AR		

PROCEEDINGS OF THE DAY

Proceedings Dated: 30.05.2022

Ms. Neeraj Gautam, Architectural Executive briefed about the facts of the project.

Sh. Ved Prakash (AR) is present on behalf of the promoter.

Apart from attending and rectification of above deficiencies, the promoter is advised to submit that there are no projects registered with the Authority of the promoter and as such no QPRs/AR are pending.

The matter to come up on 13.06.2022.

Vijay Kumar Goyal
(Member, HARERA, Gurugram)

Dr. K.K. Khandelwal
(Chairman, HARERA, Guruguram)

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