

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

 Project  
 Promoter

 Shree Vardhman Mantra (Resi.)/ Shopping Mart  
 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
	i)	License Approval	11.09.2010
	ii)	Zoning Plan Approval	13.10.2010
	iii)	Building plan Approval	15.02.2011
	iv)	Environmental Clearance	22.02.2011
	v)	Airport height clearance	30.12.2011
	vi)	Fire scheme approval	12.11.2012
	vii)	Service plan and estimate approval	Not submitted
15.	File Status	Date	

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

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

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

<b>Project received on</b>	02.12.2021
<b>First notice sent on</b>	15.12.2021
<b>First hearing on</b>	20.12.2021
<b>Second hearing on</b>	03.01.2022
<b>Third hearing on</b>	10.01.2022
<b>Fourth hearing on</b>	27.01.2022
<b>First reply submitted on</b>	27.01.2022
<b>Fifth hearing on</b>	14.02.2022
<b>Sixth hearing on</b>	07.03.2022
<b>Second reply submitted on</b>	07.03.2022
<b>Seventh hearing on</b>	28.03.2022
<b>Eighth hearing on</b>	31.03.2022
<b>Third reply submitted on</b>	01.04.2022
<b>Ninth hearing on</b>	02.04.2022
<b>TENTH hearing on</b>	11.04.2022
<b>16. Case History</b>	<p>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.</p> <p>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.</p> <p>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.</p>

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.  
**Status: 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.

	<p>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.</p> <p>The matter to come up on 18.04.2022.</p>
<p>17.</p>	<p><b>Deficit documents</b></p> <ol style="list-style-type: none"> <li>1. Online corrections in REP-I (Part A-H) needs to be done.</li> <li>2. Corrections in detailed project information needs to be done.  <b>Corrections marked on hard copy. Details of sold inventory need to be filled in the DPI.</b></li> <li>3. Mutations, Jamabandi and Aks-shijra duly certified by revenue officer six months prior to date of application need to be submitted.</li> <li>4. Copy of approved service plans and estimates along with the sanction letter from DTCP, Haryana needs to be submitted.</li> <li>5. HUDA construction water NOC needs to be submitted.</li> <li>6. Draft allotment letter, BBA and conveyance deed as per the prescribed format need to be submitted.</li> <li>7. Details of outstanding loan and repayment schedule needs to be provided</li> <li>8. Loan sanction letter needs to be provided.</li> <li>9. CA Certificate for expenditure incurred up to the date of registration needs to be submitted.</li> <li>10. CA Certificate for source of income up to the date of registration needs to be submitted.</li> <li>11. Supporting document for interest cost as mentioned in other cost needs to be provided.</li> <li>12. Director report for the financial year 2018-19 and 2019-20 needs to be submitted.</li> <li>13. CA Certificate for non-default of statutory dues needs to be provided.</li> <li>14. Affidavit by the promoter keeping in view the provisions of section 4 (2) (1)(D) of the Real Estate (Regulation &amp; Development) Act, 2016, needs to be revised.</li> <li>15. Quarterly schedule of sources of funds needs to be clarified and corrected.</li> <li>16. Net cash flow statement needs to be corrected.</li> </ol>

Project Promoter Shree Vardhman Mantra (Resi.)/ Shopping Mart  
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	17. CA certificate for financial and inventory details needs to be submitted.
	 <b>Associate Architectural Executive</b>

<b>Day and Date of hearing</b>		Monday and 18.04.2022			
<b>Proceeding recorded by</b>		Ram Niwas			
<b>REPRESENTED THROUGH</b>					
<b>Sr. no.</b>	<b>Name</b>	<b>Designation</b>	<b>Mobile No.</b>	<b>E-mail</b>	
1.	-	-	-	-	

**PROCEEDINGS OF THE DAY**


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.

  
V.K. Goyal  
(Member)

  
Dr. K.K. Khandelwal  
(Chairman)

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