

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project	Shree Vardhman Mantra (Resi.)/ Shopping Mart
Promoter	DSS Infrastructure Pvt. Ltd.
Applicant	M/s Shree Vardhman Buildprop Pvt. Ltd.

PROJECT HEARING BRIEF

S.No.	Particulars	Details	
1.	Name of the project	Shree Vardhman Mantra (Resi.)/ Shopping Mart	
2.	Name of the promoter	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	Undefined	
6.	Name of the license holder	DSS Infrastructure Pvt. Ltd.	
7.	Name of the collaborator	N/A	
8.	Status of project	New	
9.	Whether registration applied for whole	Whole	
10.	Online application ID	RERA-GRG-PROJ-946-2021	
11.	License no.	69 of 2010 dated 11.09.2010	Valid up to 30.04.2022
12.	Total licensed area	11.262 Acres	Area to be registered 11.262 Acres
13.	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
ii)	Zoning Plan Approval	13.10.2010	
iii)	Building plan Approval	15.02.2011	14.02.2016
iv)	Environmental Clearance	22.02.2011	22.02.2021 (expired)
v)	Airport height clearance	30.12.2011	29.12.2016 (expired)
vi)	Fire scheme approval	12.11.2012	
vii)	Service plan and estimate approval	Not submitted	
14.	File Status	Date	

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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



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	Project received on	02.12.2021
	First notice sent on	15.12.2021
	First hearing on	20.12.2021
15.	Case History	<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. The applicant, i.e., M/s Shree Vardhman Buildprop Pvt. Ltd. is neither a licence holder nor a collaborator as per the license.</p> <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.</p> <p>No reply has been received in the authority till date.</p> <p>Proceedings Dated: 20.12.2021</p> <p>Ar. Neeraj Gautam, Associate Architectural Executive briefed the facts about the case.</p> <p>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.</p> <p>No reply/clarification regarding deficiencies in application has been received in the authority till date.</p> <p>Matter to come up on 27.12.2021</p>

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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

16.	Deficit documents	<ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) needs to be done. 2. Corrections in detailed project information needs to be done. 3. Deficit fee of 18,69,692/- needs to be paid. 4. Clarification regarding legal capacity of the applicant needs to be provided. 5. Mutations, Jamabandi and Aks-shijra duly certified by revenue officer six months prior to date of application need to be submitted. 6. Land title search report needs to be submitted. 7. Copy of information to the revenue department regarding the fact that project land is licensed and bonded for setting up of a colony needs to be submitted. 8. Non-encumbrance certificate issued by tehsildar/ revenue officer needs to be submitted. 9. Copy of approved service plans and estimates along with the sanction letter from DTCP, Haryana needs to be submitted. 10. Natural conservation zone NOC needs to be submitted. 11. Forest land diversion NOC needs to be submitted. 12. Power line shifting NOC needs to be submitted. 13. HUDA construction water NOC needs to be submitted. 14. Copy of structural plan needs to be submitted.
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	<p>15. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.</p> <p>16. PERT chart needs to be submitted.</p> <p>17. Draft allotment letter, BBA and conveyance deed as per the prescribed format need to be submitted.</p> <p>18. KYC of Rajeev Mohan Goswami needs to be provided.</p> <p>19. Certified copy GST registration certificate in the state of Haryana needs to be provided.</p> <p>20. Details of outstanding loan and repayment schedule needs to be provided</p> <p>21. Loan sanction letter needs to be provided.</p> <p>22. Cost of land needs to be clarified for the area under registration i.e., 2.262 acres. An annexure in support of the same needs to be provided.</p> <p>23. Cost of infrastructure development charges needs to be clarified.</p> <p>24. CA Certificate for expenditure incurred up to the date of registration needs to be submitted.</p> <p>25. CA Certificate for source of income up to the date of registration needs to be submitted.</p> <p>26. Supporting document for interest cost as mentioned in other cost needs to be provided.</p> <p>27. Financial resources of the project need to be clarified along with supporting documents.</p> <p>28. Details of salable area as mentioned in s.no 7.1 of Part-E does not match with corresponding s.no 2.3 and 2.4 of Part-D of the DPI. Clarification thereof needs to be provided.</p> <p>29. Annual report for the financial year 2019-20 and 2020-21 needs to be provided.</p> <p>30. Annual report for the financial year 2019-20 and 2020-21 needs to be provided.</p>
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	<p>31. Director report for the financial year 2018-19 and 2019-20 needs to be submitted.</p> <p>32. CA Certificate for non-default of statutory dues has not provided.</p> <p>33. 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.</p> <p>34. Bank undertaking needs to be provided.</p> <p>35. Quarterly schedule of estimated expenditure needs to be clarified and corrected.</p> <p>36. Quarterly schedule of sources of funds needs to be clarified and corrected.</p> <p>37. Net cash flow statement needs to be corrected.</p> <p>38. CA certificate for financial and inventory details needs to be submitted.</p> <p>39. Allotment letter and BBA needs to be revised.</p>
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Associate Architectural Executive

Day and Date of hearing	Monday and 10.01.2022			
Proceeding recorded by	Ram Niwas			
REPRESENTED THROUGH				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.	-	-	-	-
PROCEEDINGS OF THE DAY				
Proceedings Dated: 10.01.2022				
No one was present on the behalf of the promoter.				



HARERA
GURUGRAM

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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 be 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

V.K. Goyal
(Member)

Dr. K.K. Khandelwal
(Chairman)