



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

Promoter Name M/s Divine Vision Infra Retail Pvt. Ltd
Project Name La Central

Hearing brief for continuation of registration of project u/s 7(3)

S.No.	Particulars	Details	
1.	Name of the project	La Central	
2.	Name of the promotor	M/s Divine Vision Infra Retail Pvt Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 74A, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	Ocean Capital Market Ltd	
7.	Status of project	Ongoing	
8.	Online Application ID	RERA-GRG-1487-2023	
9.	RERA Registration No.	48 of 2020 dated 22.12.2020	
10.	Validity of Registration Certificate	Valid From 22.12.2020	Valid Up to 31.12.2022
11.	Extension validity u/s 6	Rejected on 07.08.2023	
12.	Date of application u/s 7(3)	03.11.2023	
13.	Date of Completion of project.	31.03.2024	
14.	Revised date of completion of project	31.12.2026	
15.	License no.	15 of 2020 dated 10.07.2020 valid up to 09.07.2025	
16.	Total license area	2.2938 Acres	Area for Continuation of registration 2.2938 Acres
17.	Statutory approvals either applied for or obtained prior to registration.		
	S.No	Particulars	Validity up to
	i)	License Approval	15 of 2020 dated 10.07.2020 09.07.2025
	iii)	Zoning Plan Approval	N/A
	iv)	Environmental Clearance	N/A
	v)	Layout plan Approval	DTCP 7456 dated 14.07.2020 N/A
	vi)	Service plan and estimate approval	LC-2869 JE(DS)-2020/18123 dated 13.10.2020.
	vii)	Architectural Control Sheet	ZP- 1435/JD(RA)/2023/34019 DATED 11.10.2023
1.	Authorized Signatory/ Legal Representatives	Harish Kumar	
2.	Date of commencement of project	01.09.2020	
3.	Present stage of completion (%)	73%	

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4.	Total Project cost	Rs. 3,802.6 Lakh
5.	Project expenditure so far	Rs. 1,992.87 Lakh
6.	Estimated expenditure for completion so far	Rs. 1,809.73 Lakh
7.	Details of units	30 commercial plots
8.	Reasons for delay	Submitted
9.	QPR compliances (if any)	Sept 23 not submitted.
10.	4(2)(I)(D) compliances (if any)	2022-23 not submitted.
11.	RC Compliance	Complied on time
12.	Change in bank account	N/A
13.	Details of proceedings pending against the project	RERA-GRG-4399-2022 - SCN for RC condition compliance RERA-GRG-4098-2022 - SCN for 4(2)(I)(D) compliance
14.	Fee Details at the time of registration	
	Registration Fee	13923.693*1.5*20 = ₹ 4,17,710/-
	Processing Fee	13923.693 *10 = ₹ 1,39,236/-
	Late Fee	N/A
	Total Fee	Rs. 5,56,948/-
	Fee at the time of extension of registration	
	Extension fee (Half of Registration fee)	-
	Processing fee (Amount Forfeited)	13923.693 *10 = ₹ 1,39,236/-
	Late fee at the time of extension of registration	100% of extension fee=100% of ₹2,08,855/- = ₹2,08,855/-
	Total fee	₹3,48,091/-
	Fee at the time of Continuation of registration	
	Continuation Fee (Extension fee)* No. of Year extension required	Rs. 2,08,855*2 = Rs 4,17,711/-
	Processing fee (a)	Rs. 13923.693*10=Rs.1,39,236 /-
	Late fee (b)	50% of the continuation registration fee u/s 7(3) * No of month delay=50% of 2,08,855*2=Rs.2,08,855/-
	Note: The promoter had registered the project on 22.12.2020 which was valid up to 31.12.2022 and applied for extension under section 6 on 11.11.2022. Application has been rejected on 07.08.2023 due to noncompliance of deficiencies conveyed and no reply of show cause notice served. Further it is submitted that promoter has applied for continuation of registration under section 7(3) on 03.11.2023. Late fee shall be calculated after giving 30 days period to comply with the deficiencies.	
	Total fee	Rs. 7,65,803/-
	Revised fee for two year	Rs. 4,17,711/-
	Revised total amount	Rs. 11,83,514/-



	Total Fee (Registration + Extension + Continuation)	Rs. 16,70,842/-+Rs. 4,17,711/- =Rs.20,88,553/-
15.	DD Details at the Time of registration	
	RTGS amount submitted at the time of registration	₹ 1,39,210/- ₹ 1,39,236/- ₹ 2,78,501/-
	RTGS no. and date for registration	CBINH20288680154 dated 14.10.2020 CBINH20288679744 dated 14.10.2020 CBINR52020112110313171 dated 21.11.2020
	Total amount	₹5,56,947/-
	DD Details at the Time of extension of registration	
	RTGS Amount submitted for extension	₹4,17,709/- ₹1,39,236/-
	RTGS no. and date for extension	CBINR52022110310009211 dated 03.11.2022 CBINI22313222268 dated 09.11.2022
	Total amount	₹5,56,945/-
	DD Details for Continuation of registration	
	RTGS amount	₹4,14,709.00 /-
	RTGS no. and date	CJ01974435 dated 20.10.2023
	Total amount	₹4,14,709/-
	Total Fee Paid	₹15,28,601/-
	Deficient amount	₹1,42,241/-
	Revised deficient amount	₹5,59,952/-
RTGS amount	Rs. 1,50,000/- Rs. 4,10,000/-	
RTGS no. and date	CKK8295991 dated 16.11.2023 CKS9750470 dated 24.11.2023	
Total amount received.	Rs. 5,60,000/-	
Deficient amount	Nil	
16.	File Status	Date
	1st deficiency notice sent on	Not dispatch yet
	1st Hearing	20.11.2023
	1st deficiency notice sent on	28.11.2023
	2nd Hearing	04.12.2023
Case History:		
The Promoter M/s Divine Vision Infra Retail Pvt Ltd, who is a collaborator applied for the continuation of registration of real estate project namely "LA-Central" located at Sector-74A, Gurugram under section 7(3) of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 61288 dated 03.11.2023 and EPIN-63. The project area for the registration is 2.2938 Acres. and the licensed area is 2.2938 acres.		
The application for continuation of registration of group housing was scrutinized and 1st deficiency notice has not been dispatched yet.		
Proceedings dated: 20.11.2023		
Ms. Asha Chartered Accountant briefed about the facts of the case.		

The application submitted by the promoter has been scrutinized by the concerned official, but the deficiency notice has not been dispatched till date. In view of the same the matter is adjourned, and the next date of hearing will be conveyed only after the submission of replies to the deficiencies conveyed through deficiency notice. Further, if no response is received from the promoter within next 4 weeks' time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.

1st deficiency notice has been dispatched on 28.11.2023 and promoter has submitted a reply on 28.11.2023 along with request for early hearing on Monday i.e. 04.12.2023.

17. Present compliance status as on 04.12.2023 of deficient documents

1. Corrections in online DPI needs to be done.
Status: Needs to be corrected.
2. Deficit fee of Rs.1,42,241/- needs to be submitted. Promoter also requested for revised completion date of project under section 7(3) from 31.03.2024 to 31.12.2026. Accordingly, the deficit fee of Rs. 5,59,952/- needs to be submitted.
Status: Promoter had submitted via online vide RTGS No. CKK8295991 dated 16.11.2023 of Rs. 1,50,000/- and RTGS No. CKS9750470 dated 24.11.2023 of Rs. 4,10,000/-
3. Application under section 7(3) needs to be submitted.
Status: Not Submitted.
4. Reasons for delay for completion of the project needs to be submitted.
Status: Submitted.
5. Copy of executive BBA needs to be submitted.
Status: Submitted.
6. REP II needs to be submitted.
Status: Submitted.
7. Allottee relates draft documents i.e., Allotment Letter, BBA as per prescribed format and conveyance deed needs to be provided alongwith payment plan.
Status: Submitted.
8. List of sold/ unsold inventory needs to be submitted with particulars mentioned in sold inventory i.e. name of customer, tower no., total sale, value of Unit, amount to be received from customer up to date i.e., 03.11.2023.
Status: Submitted.
9. Bank Undertaking needs to be submitted with

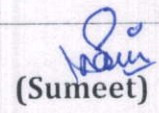


	<p>the details of authorised signatory along with employee code. Status: Needs to be revised.</p> <p>10. Site photographs for the physical status of construction needs to be submitted. Status: Submitted.</p> <p>11. Affidavit regarding no loan on project needs to be submitted. Status: Submitted.</p> <p>12. Cash flow statement need to be submitted. Status: Needs to be revised.</p> <p>13. Inventory detail of the project needs to be submitted. Status: Submitted</p> <p>14. Quarterly statement of expenditure needs to be submitted. Status: Needs to be provided.</p> <p>15. CA certificate for non-default in payment of debt obligations needs to be submitted. Status: Not Submitted.</p> <p>16. Cost of land needs to be clarified according to area applied for registration. Sales deed also needs to be provided. Status: Submitted.</p> <p>17. Copy of paid challan of EDC, IDC and License fee needs to be provided. Status: Submitted</p> <p>18. Affidavit of 10% auto deduct of EDC from separate bank account needs to be submitted. Status: Submitted.</p> <p>19. Project report needs to be submitted. Status: Needs to be revised.</p> <p>20. Board resolution for operation of bank account needs to be submitted. Status: Submitted.</p> <p>21. KYC of authorised person to operate bank account needs to be submitted. Status: Submitted.</p> <p>22. CA certificate for expenditure incurred and to be incurred needs to be revised. Status: Needs to be revised.</p> <p>23. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(1)(D) needs to be revised. Status: Needs to be revised.</p>
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18.	Remarks	<ol style="list-style-type: none"> 1. Corrections in online DPI needs to be done. 2. Application under section 7(3) needs to be submitted. 3. Bank Undertaking needs to be revised with the details of authorized signatory along with employee code. 4. Cash flow statement need to be revised. 5. Quarterly statement of expenditure needs to be revised. 6. CA certificate for non-default in payment of debt obligations needs to be submitted. 7. Project report needs to be revised. 8. CA certificate for expenditure incurred and to be incurred needs to be revised. 9. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised.
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(Asha)

Chartered Accountant

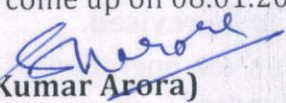

(Sumeet)

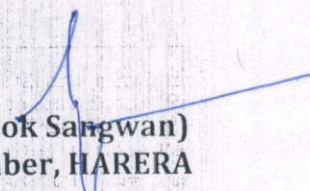
Engineering Officer


Day and Date of hearing	Monday and 04.12.2023
Proceeding recorded by	Ram Niwas


PROCEEDINGS OF THE DAY

Proceedings dated: 04.12.2023
 Ms. Asha Chartered Accountant briefed about the facts of the case.
 Sh. Ravi is present on behalf of the promoter.
 The Promoter states that the reply has already been submitted on Friday (01.12.2023) which is yet to be scrutinized. Meanwhile, a public notice for inviting objections from the allottees be issued in at least two prominent newspapers including one Hindi as being given in case of continuation of registration under section 7(3) of the Act of 2016.
 The matter to come up on 08.01.2024.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA