

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.	License no.	15 of 2020 dated 10.07.2020 valid up to 09.07.2025	
15.	Total license area	2.2938 Acres	Area for Continuation of registration 2.2938 Acres
16.	Statutory approvals either applied for or obtained prior to registration.		
	S.No	Particulars	Date of approval
	i)	License Approval	15 of 2020 dated 10.07.2020
	iii)	Zoning Plan Approval	N/A
	iv)	Environmental Clearance	N/A
	v)	Layout plan Approval	DTCP 7456 dated 14.07.2020
	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%	
4.	Total Project cost	Rs. 2497.6 Lakh	
5.	Project expenditure so far	Not provided	

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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



6.	Estimated expenditure for completion so far	Not provided
7.	Details of units	30 commercial plots
8.	Reasons for delay	Not 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/-
	Total Fee (Registration + Extension + Continuation)	Rs. 16,70,842/-
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



Total amount	CBINR52020112110313171 dated 21.11.2020 ₹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/-
16. File Status	Date
1 st deficiency notice sent on	Not dispatch yet
1 st Hearing	20.11.2023

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.

17. Present compliance status as on 20.11.2023 of deficient documents.

1. Corrections in online DPI needs to be done.
2. Deficit fee of Rs.1,42,241/- needs to be submitted.
3. Application under section 7(3) needs to be submitted.
4. Reasons for delay for completion of the project needs to be submitted.
5. Copy of executive BBA needs to be submitted.
6. REP II needs to be 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.
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.
9. Bank Undertaking needs to be submitted with the details of authorised signatory along with employee code.
10. Site photographs for the physical status of construction needs to be submitted.
11. Affidavit regarding no loan on project needs to be submitted.
12. Cash flow statement need to be submitted.



		<p>13. Inventory detail of the project needs to be submitted. 14. Quarterly statement of expenditure needs to be submitted. 15. CA certificate for non-default in payment of debt obligations needs to be submitted. 16. Cost of land needs to be clarified according to area applied for registration. Sales deed also needs to be provided. 17. Copy of paid challan of EDC, IDC and License fee needs to be provided. 18. Affidavit of 10% auto deduct of EDC from separate bank account needs to be submitted. 19. Project report needs to be submitted. 20. Board resolution for operation of bank account needs to be submitted. 21. KYC of authorised person to operate bank account needs to be submitted. 22. CA certificate for expenditure incurred and to be incurred needs to be revised. 23. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised.</p>
18.	Remarks	No Deficiency notice sent to the promoter.

Asha
(Asha)

Chartered Accountant

Sumeet
(Sumeet)

Engineering Officer

Day and Date of hearing

Monday and 20.11.2023

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

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.

Sanjeev Arora
(Sanjeev Kumar Arora)
Member, HARERA

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar Gupta
(Arun Kumar Gupta)
Chairman, HARERA