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**HARERA**  
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विश्राम गृहए सिविल लाईंसए गुरुग्रामए हरियाणा

Project- Swastik Greens

Temp ID- RERA-GRG-1446-2023

**Project hearing brief under section 4**

S.No	Particulars	Details		
1.	Name of the project	Swastik Greens		
2.	Name of the promoter	M/s Prominent Enterprises Pvt. Ltd.		
3.	Nature of the project	Industrial Plotted Colony		
4.	Location of the project	Village Banshariya, Sector M-9 & M-10, Manesar, District Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Status of project	New		
7.	Whether registration applied for whole/Phase	Whole		
8.	Phase no. (If applicable)	N/A		
9.	Online application ID	RERA-GRG-1446-2023		
10.	License no.	65 of 2023 dated 27.03.2023	Valid upto 26.03.2028	
11.	Total licensed area	106.6625 Acre	Area to be registered 106.6625 Acre	
12.	Project completion date as declared u/s 4(2)(I)(C)	26.03.2028		
13.	QPR Compliance (If applicable)	N/A		
14.	4(2)(I)(D) Compliance (If applicable)	N/A		
15.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	27.03.2023	26.03.2028
	ii)	Zoning Plan Approval	Submitted (Approved on 21.08.2023)	-
	iii)	Revised Layout plan Approval	Submitted (Approved on 28.06.2023)	-
	iv)	Environmental Clearance	N/A	N/A
	v)	Service plan and estimate approval	Submitted (Approved on 13.10.2023)	
16.	Fee Details			
	A) Registration fee for plotted area	<b>Residential</b> (106.1741 x 4046.86 x 1 x 10) = Rs. 42,96,717/- <b>Commercial</b> (0.4884 x 4046.86 x 20) = Rs. 39,530/-		
	B) Processing Fee	106.6625 x 4046.86 x 10 = Rs. 43,16,482/-		
	Total Fee (A+B)	Rs. 86,52,729/-		
17.	DD Details			

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) अधिनियमए 2016की धारा 20के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16





	Receipt no.	1828	
	DD No. and Date	008570 dated 11.09.2023	
	Fees Paid	Rs. 87,35,000/-	
	Deficit fee	N/A	
18.	<b>File Status</b>	<b>Date</b>	
	<b>File received on</b>	29.09.2023	
	<b>First notice Sent on</b>	19.10.2023	
	<b>1<sup>st</sup> hearing on</b>	23.10.2023	
	<b>2<sup>nd</sup> hearing on</b>	20.11.2023	
	<b>3<sup>rd</sup> hearing on</b>	04.12.2023	
19.	Case History: - The promoter M/s Prominent Enterprises Pvt. Ltd. who is a License holder applied for the registration of real estate project namely "Swastik Greens" Village Banshariya, Sector M-9 & M-10, Manesar, District Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.  The Temp ID of REP – I (Part A-H) is RERA -GRG-1446-2023. The project area for registration is same as that of the licensed area i.e., 106.6625 Acre. License no. – 65 of 2023 dated 27.03.2023.  The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/652 dated 19.10.2023 was issued to the promoter with an opportunity of being heard on 23.10.2023.  On 23.10.2023, Ar. Neeraj Gautam (Associate Architectural Executive) briefed about the facts of the project. No reply has been submitted by the promoter company till 20.10.2023 against the deficiencies conveyed by the Authority through notice dated 19.10.2023. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed. 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.  On 20.11.2023, Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project. Shri Dharendra Dadwal and Monu Bansal, authorized representatives are present on behalf of the promoter. The AR of the promoter have submitted that the reply of deficiencies has been submitted on Friday, i.e. 17.11.2023 Further the online DPI and form A-H could not be submitted due to technical glitch which will be done in the one week. The concerned executive is directed to examine the reply submitted on 17.11.2023. The matter to come up on 04.12.2023.		
20.	<b>Present compliance status as on 04.12.2023 of deficient documents as observed on last hearing i.e. 20.11.2023.</b>	<ol style="list-style-type: none"><li>1. The annexure in the online application is not uploaded as well as correction needs to be done in the online (A-H) application. <b>Status: Submitted</b></li><li>2. Corrections marked on the hard copy of online DPI need to be done. <b>Status: Not Submitted</b></li><li>3. As layout plan is revised the affidavit/ undertaking regarding no sale needs to be submitted.</li></ol>	





	<p><b>Status: Submitted</b></p> <p>4. Copy of approved Service plans and estimates needs to be submitted. <b>Status: Submitted (Approved on 13.10.2023)</b></p> <p>5. Copy of super imposed demarcation plan on the approved layout plan needs to be submitted. <b>Status: Submitted</b></p> <p>6. Electrical load availability connection needs to be submitted. <b>Status: Assurance submitted vide memo no. Ch. 59/ Drg.- PLC dated 10.10.2023</b></p> <p>7. Approvals of Natural conservation zone NOC, tree cutting permission NOC, forest land diversion NOC &amp; power line shifting NOC from various departments needs to be submitted. <b>Status: Forest land diversion NOC submitted only other than that undertaking/ affidavit for NCZ, tree cutting permission and powerline shifting NOC submitted.</b></p> <p>8. Aks- Shijra duly certified by revenue offices six months prior to date of application needs to be submitted. <b>Status: Submitted</b></p> <p>9. The land title search report needs to be submitted. <b>Status: Submitted</b></p> <p>10. Whether the fact that project land licensed and bonded for setting up of a colony has been informed to the revenue department for entry in the record of ownership needs to be submitted. <b>Status: Submitted</b></p> <p>11. PERT chart/ Project progress chart needs to be submitted. <b>Status: Submitted</b></p> <p>12. Affidavit for REP II needs to be submitted. <b>Status: submitted</b></p> <p>13. Assurance of approvals/NOCs from various agencies for connecting external services needs to be submitted. <b>Status: Undertaking for Sewage disposal and storm water drainage is submitted other than that assurance of approvals/NOCs from various agencies for connecting external services is submitted.</b></p> <p>14. Revised Application form, Allotment letter, builder buyer agreement, conveyance deed and Payment receipt need to be submitted in prescribed format. <b>Status: Submitted</b></p> <p>15. Cost of the land needs to be clarified according to the area applied for the registration along with annexure. <b>Status: Submitted</b></p> <p>16. Legible copy of COI, MOA and AOA needs to provided. <b>Status: Submitted</b></p>
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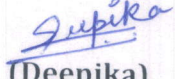
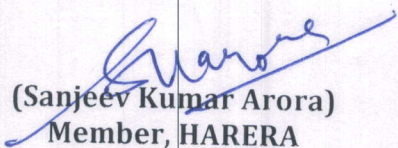
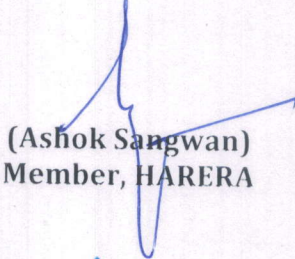

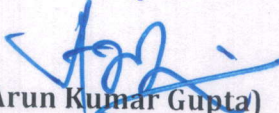




	<p>17. CA certificate for non-default in payment needs to be revised. <b>Status: Submitted</b></p> <p>18. Bank undertaking needs to be provided. <b>Status: Submitted</b></p> <p>19. Quarterly schedule of estimated expenditure needs to be provided. <b>Status: Submitted</b></p> <p>20. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. <b>Status: Submitted</b></p> <p>21. The board resolution for operation of bank account needs to be revised. <b>Status: Submitted</b></p> <p>22. KYC of Project proponents needs to be provided. <b>Status: Submitted</b></p> <p>23. Cash flow statement needs to be provided. <b>Status: Submitted</b></p> <p>24. CA certificate for cost incurred and to be incurred needs to be provided. <b>Status: Submitted</b></p> <p>25. Annual statement of the financial year 2020-21 along with independent auditor and director report needs to be provided. <b>Status: Submitted</b></p> <p>26. Independent auditor and director report for the financial year 2021-22 and 2019-20. <b>Status: Submitted</b></p> <p>27. Project report needs to be provided. <b>Status: Submitted</b></p> <p>28. Other cost and interest to financial institutions in miscellaneous cost needs to be clarified along with supporting document. <b>Status: Submitted</b></p> <p>29. Statement of quarterly expenditure needs to be provided. <b>Status: Submitted</b></p> <p>30. Affidavit of 10% auto deduct of EDC from separate account under section 4(2)(I)(D) needs to be submitted. <b>Status: Submitted</b></p> <p>31. Copy of paid EDC challan needs to be provided. <b>Status: Submitted</b></p> <p>32. CA certificate regarding proportionate the loan amount between the project. <b>Status: Submitted</b></p> <p>33. Draft Brochure for the project needs to be submitted. <b>Status: Submitted</b></p> <p>34. Draft Advertisement document needs to be submitted. <b>Status: Submitted</b></p>
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21.	Remarks	1. Corrections marked on the hard copy of online DPI need to be done.
<p><b>Recommendation:</b> The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order.</p> <p>The Promoter has submitted the revised DPI on Friday i.e. 01.12.2023 and scrutinized on 04.12.2023 which is found to be correct. It is recommended that the Authority may consider the grant of registration subject to the submission of above.</p>		
 (Asha) Chartered Accountant		 (Deepika) Planning Executive
Day and Date of hearing		Monday, 04.12.2023
Proceeding recorded by		Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>		
Proceedings dated: 04.12.2023 Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project. Shri Dharendra Dadwal (AR) is present on behalf of the promoter. Approved as proposed.		
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA
 (Arun Kumar Gupta) Chairman, HARERA		



