

**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details	
1.	Name of the project	Sapphire Residences	
2.	Name of the promoter	M/s Summit Terracraft Pvt. Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector- 15-II, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Ajit Singh and Others	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1417-2023	
10.	License no.	77 of 2023 dated 10.04.2023.	valid upto 09.04.2028.
11.	Total licensed area	2.44687 acres	Area to be registered 2.44687 acres
12.	Projected completion date	OC- 31.10.2027 CC- 31.03.2028	
13.	QPR Compliances (if applicable)	N/A	
14.	4(2)(I)(D) Compliances (if applicable)	N/A	
15.	4(2)(I)(C) Compliances (if applicable)	N/A	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	RC Conditions Compliances (if applicable)	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
			Validity upto
	i)	License Approval	77 of 2023 dated 10.04.2023.
			09.04.2028.
	ii)	Zoning Plan Approval	9132 dated 11.04.2023.
	iii)	Building Approval plan	ZP-1773/PA(DK)/2023/41124 dated 05.12.2023.
			04.12.2028
	iv)	Environmental Clearance	SEIAA/HR/2023/355 dated 29.08.2023
			28.08.2033
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/966/5127-30 dated 12.12.2022
			11.12.2030

	vi) Fire scheme approval	Not Submitted	
	vii) Service plan and estimate approval	Not Submitted	
20.	<b>Fee Details</b>		
	<b>Registration Fee</b>	<b>Residential -</b> 18,170.382 * 1.84 * 10 = Rs 3,34,335/- <b>Commercial -</b> 49.51 * 1.84 * 20 = Rs 1822/- <b>Total = Rs 3,36,157/-</b>	
	<b>Processing Fee</b>	18,219.892 * 10 = Rs 1,82,199/-	
	<b>Late Fee</b>	N/A	
	<b>Total Fee</b>	Rs 5,18,356/-	
21.	<b>DD amount</b>	Rs 4,70,500/-	
	<b>DD no. and date</b>	156236 dated 24.08.2023.	
	<b>Name of the bank issuing</b>	Bank of Baroda	
	<b>Deficient amount</b>	<b>Rs 47,856/-</b>	
22.	<b>File Status</b>	<b>Date</b>	
	<b>File received on</b>	25.08.2023	
	<b>First notice Sent on</b>	06.09.2023	
	<b>First hearing on</b>	11.09.2023	
	<b>Second hearing on</b>	08.01.2024	
23.	<b>Case History:</b>	<p>The Promoter M/s Summit Terracraft Pvt. Ltd. who is a collaborator has applied for the registration of real estate group housing colony namely "Sapphire Residences" located at Sector-15-II, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 57775 dated 25.08.2023 and RPIN- 642. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1433-2023. The project area for registration is 2,44687 acres i.e., total licensed area is 2.44687 acres.</p> <p>The application for registration of group housing colony was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/642 dated 06.09.2023 was issued to the promoter with an opportunity of being heard on 11.09.2023.</p> <p><b>On 11.09.2023</b>, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. No reply has been submitted by the promoter company till 06.09.2023 against the deficiencies conveyed by the authority through notice dated 06.09.2023. 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 week's 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.</p> <p>In view of the proceedings dated 11.09.2023, a show cause notice before rejection of their application for registration of project was issued on 07.12.2023 vide no. HARERA/GGM/RPIN/642/ Show Cause with an opportunity of hearing on 08.01.2024.</p> <p>The promoter has submitted the reply on 06.12.2023, 08.12.2023, 13.12.2023, 19.12.2023 and 22.12.2023 which were scrutinized and the status of the documents is mentioned below:</p>	
24.	<b>Present compliance status as on 08.01.2024 of deficient documents conveyed in last hearing</b>	<p>1. Fee cannot be calculated as the building plans are not submitted and will be calculated after the submission of the building plans and if the fee comes out deficit than the same shall be payable.  <b>Status: The fee is calculated on the approved building</b></p>	

dated 11.09.2023.

- plans and the fee comes out to Rs. 47,856/- deficit.**
2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.  
Status: Not Submitted.
  3. Online DPI needs to be corrected.  
Status: Submitted but needs to be revised.
  4. Details of the area allotted to the land owners needs to be submitted.  
Status: The promoter stated that they will submit the necessary documents regarding clarification on area allotted to land owners after the finalization. The promoter undertake that they will not create any third party rights / sale before finalizing the area allotted to Land owner.
  5. The clause regarding the irrevocable in the collaboration agreement needs to be clarified.  
Status: Not Submitted.
  6. Building Plan approval needs to be submitted.  
**Status: Submitted. Approved vide memo no. ZP-1773/PA(DK)/2023/41124 dated 05.12.2023.**
  7. Environment Clearance needs to be submitted. If applied, then the copy of the same needs to be submitted.  
**Status: Submitted approved vide no. SEIAA/HR/2023/355 dated 29.08.2023.**
  8. Fire scheme approval needs to be submitted. If applied, then the copy of the same needs to be submitted.  
Status: Not Submitted.
  9. Approved Service plan and estimates needs to be submitted. If applied, then the copy of the same needs to be submitted.  
Status: Not Submitted.
  10. Airport Height clearance needs to be submitted.  
**Status: Submitted approved vide no. AAI/RHQ/NR/ATM/NOC/2022/966/5127-30 dated 12.12.2022.**
  11. Non-encumbrance certificate not below the rank of tehsildar needs to be submitted.  
Status: Submitted but needs to be certified from Tehsildar.
  12. Land title search report needs to be submitted.  
Status: Not Submitted.
  13. Approval NOCs from the various agencies for connecting external services like roads, sewerage, storm water drainage needs to be submitted.  
Status: Not Submitted.
  14. Pert Chart needs to be submitted.  
**Status: Submitted.**
  15. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted.  
**Status: Submitted.**
  16. Draft Allotment letter needs to be submitted as per prescribed format.  
Status: Submitted but needs to be revised.
  17. Draft BBA needs to be submitted as per prescribed format.  
Status: Submitted but needs to be revised.

		<p>18. Draft Conveyance deed needs to be submitted. Status: Submitted but needs to be revised.</p> <p>19. Brochure needs to be submitted. <b>Status: Submitted.</b></p> <p>20. Mining permission needs to be submitted. Status: The promoter submitted the undertaking that they will submit the permission before start of construction.</p> <p>21. REP-II needs to be revised. <b>Status: Submitted.</b></p> <p>22. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted but needs to be revised.</p> <p>23. Project report needs to be submitted. <b>Status: Submitted.</b></p> <p>24. Project proponents needs to be submitted. <b>Status: Submitted.</b></p> <p>25. Bank undertaking needs to be provided along with all 3 RERA accounts needs to be submitted. <b>Status: Submitted.</b></p> <p>26. Quarterly schedule of estimated expenditure needs to be submitted. <b>Status: Submitted.</b></p> <p>27. Annual balance sheet for the last 3 financial year needs to be submitted. <b>Status: Submitted.</b></p> <p>28. Cash flow statement needs to be submitted. Status: Submitted but needs to be revised.</p> <p>29. The board resolution duly acknowledged for operation of bank account needs to be submitted along with KYC of authorised person. <b>Status: Submitted.</b></p> <p>30. CA certificate for total estimated cost needs to be revised. <b>Status: Submitted.</b></p> <p>31. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. <b>Status: Submitted.</b></p> <p>32. Challan copy of paid challan of license fee needs to be submitted. <b>Status: Submitted.</b></p> <p>33. CA certificate for REP 1 needs to be submitted. <b>Status: Submitted.</b></p> <p>34. Financial resources needs to be met with project cost. Status: Not Submitted.</p>
25.	Remarks	<p>1. Deficit Fee - Rs. 47,856/-.</p> <p>2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>3. Online DPI needs to be corrected.</p> <p>4. Details of the area allotted to the land owners needs to be submitted. Status: The promoter stated that they will submit the necessary documents regarding clarification on area allotted</p>

- to land owners after the finalization. The promoter undertake that they will not create any third party rights / sale before finalizing the area allotted to Land owner.
5. The clause regarding the irrevocable in the collaboration agreement needs to be clarified.
  6. Fire scheme approval needs to be submitted. If applied, then the copy of the same needs to be submitted.
  7. Approved Service plan and estimates needs to be submitted. If applied, then the copy of the same needs to be submitted.
  8. Non-encumbrance certificate certified from not below the rank of tehsildar needs to be submitted.
  9. Land title search report needs to be submitted.
  10. Approval NOCs from the various agencies for connecting external services like roads, sewerage, storm water drainage needs to be submitted.
  11. Draft Allotment letter needs to be revised.
  12. Draft BBA needs to be revised.
  13. Draft Conveyance deed needs to be revised.
  14. Mining permission needs to be submitted.
- Status: The promoter submitted the undertaking that they will submit the permission before start of construction.
15. Cost of the land needs to be clarified according to the area applied for the registration.
  16. Cash flow statement needs to be revised.
  17. Financial resources needs to be met with project cost.

  
 Asha

Chartered Accountant

  
 08/01/24

Ashish Kush  
 Planning Executive

Day and Date of hearing

Monday and 08.01.2024

Proceeding recorded by


Ram Niwas


**PROCEEDINGS OF THE DAY**


Proceedings dated: 08.01.2024.


Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Akshat Gupta (AR) Sh. Tushar Bahmani (AR) are present on behalf of the promoter. The AR of the promoter requests for two weeks' time to submit the deficit documents. The request is allowed.

The matter to come up on 22.01.2024.

  
 (Sanjeev Kumar Arora)  
 Member, HARERA

  
 (Ashok Sangwan)  
 Member, HARERA

  
 V.I-3  
 (Vijay Kumar Goyal)  
 Member, HARERA

  
 (Arun Kumar)  
 Chairman, HARERA

