

No.	HARERA/GGM/ RPIN/	Date:	09/07/2019
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From	To
Chairman Haryana Real Estate Regulatory Authority, Gurugram	Kashish Developers Ltd. 87, Old A.G. Colony, Kadru, Ranchi – 834002 (Jharkhand)

Sub: Registration of the real estate project “Manor One” at sector 111, Gurugram- removal of deficiencies in the application and clarifications thereof.

With reference to your application regarding registration of the real estate project “Manor One”, submitted under Section 4 of the Real Estate (Regulation and Development) Act, 2016. it is intimated that on scrutiny following deficiencies have been observed.

Major Deficiencies -

1. Service estimates and plans applied but not yet approved. Approval needs to be submitted
2. Renewed Building plan approval needs to be submitted.
3. Electrical load availability approval not provide. Same needs to be submitted.
4. LC-IV and LOI needs to be submitted.
5. Land title search report not provided. Same needs to be submitted.
6. Project report not provided. Same needs to be submitted.
7. DTCP Order no. 13447-459 Dated 02/08/2012 needs to be submitted.
8. Copy of super imposed demarcation plan on the approved layout plan needs to be submitted.
9. Deficient Fee - 36,13,615/-
10. The collaboration agreement between the land owners and the applicant promoter needs to be provided.
11. The license is in the name of M/s Vinman Constructions Pvt. Ltd. and others C/o M/s Cosmos Infra Engineering India Ltd. which is to be read with the order issued vide endst. No. LC-2588-JE(VA)/2012/13447-459 dated 2/8/212 whereas, the copy of the order is not provided therefore, copy of the abovementioned order be submitted only then the legal capacity of the applicant M/s Kashish Developers Ltd. will be identified.
12. BIP/change of developer granted by DTCP not on record to be provided.
13. Land cost on the basis of sale deeds provided aggregates to INR 6816.78 lacs, however the promoter has mentioned the land cost INR 16300 lacs, the difference in value needs to be clarified
14. License fee as per LOI serial no.1(c) & conversion charges not provided, the promoter need to provide detail of license fee & conversion charges
15. Serial no. 2 External Development Charges as per LOI is 6800 lacs for the whole project of 14.843 which could not be verified in absence of LOI
16. Infrastructure Development Charges serial no. 4 not provided
17. The IDC serial no. 3 not provided as per LOI.
18. Interest to financial institution provided INR 20000 lacs, details of which needs to be provided
19. Internal Development works serial no. 2 INR 5000 lacs provided, however service plan estimates for the project not found on record with the DPI



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20. Financial resources of the project serial no. 9.1 – Equity by promoter INR 163 Cr has been provided, however form of such equity infused in the project with supporting needs to be submitted
21. Total cost of IDW Serial no.4 & serial no. 5 total project cost not correct, the cost of IDW + cost of construction needs to be provided
22. Project cost needs to be corrected & to be submitted
23. Serial no. 2. bank account details should be revisited & correct information to be submitted
24. Bank account details of 100%-Master a/c,70% RERA a/c & 30% free a/c has not been provided along with detail of bank properly mentioned.
25. Serial no. 1.5.7 Board resolution for authorizing bank account operation needs to be submitted, details of all the person authorized by the board resolution needs to be provided with their KYC documents
26. Affidavit/indemnity bond from promoter to abide by the provision of RERA not submitted.
27. Undertaking from financial institution regarding the compliance with RERA rules not provided.
28. Statement of quarterly expenditures, Statement of source of funds & Net cash flow statement is not in sync with the figures provided in Part-E of DPI, which needs to be corrected
29. Copy of approval letter obtained from bank for home loan tie-up has not been provided
30. CA certificate for financial & inventory details in respect of ongoing project has been submitted, however the same is not tallying with the figures provided in DPI
31. Form REP-II affidavit on stamp paper duly notarized should be submitted.
32. The application form submitted by the promoter does not mention the carpet area of the unit. The same is required to be mentioned.
33. The Schedules of agreement to sell provided by the applicant are not annexed therewith.
34. Concurrence and signatures of licensee is also needed in the agreement to sell.

Observations -

1. Local address proof of the company not provided
2. Landline no. of chairman & MD not mentioned in DPI
3. Mobile, Landline no & passport no. of Mr. S K Choudhary not provided
4. Landline no. & Aadhar no. of Mr. Yogendra Jain not provided
5. Landline no. & passport details of Mr. T N Jha not provided
6. Passport details & landline no. of Co. Sec, CFO & Authorized signatory & KYC supporting documents not provided

In view of above you are directed to remove the above deficiencies/ observations immediately latest by 19.07.2019 so that your application for registration can be proceeded by this authority as per provisions of the Act/Rules/ Regulations.

Architect Officer

**For: Chairman,
Haryana Real Estate Regulatory Authority,
Gurugram**

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

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