

Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Arden 45	
2.	Name of the promoter	M/s Uday Buildwell Pvt Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 45, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	Sh. Mahender Singh S/o Sh. Ram Sharan Sh. Mohit Kumar Yadav S/o Sh. Dharambir	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	31.10.2026	
10.	Online application ID	RERA-GRG-PROJ-1517-2023	
11.	QPR Compliances (RC 76 of 2023 dated 10.07.2023)	Not submitted	
12.	4(2)(I)(D) Compliances (RC 76 of 2023)	N/A	
13.	4(2)(I)(C) Compliances	N/A	
14.	Status of change of bank account	N/A	
15.	Details of proceedings pending against the project	N/A	
16.	RC Conditions Compliances (RC 76 of 2023)	N/A	
17.	License no.	204 of 2022 dated 13.12.2022 189 of 2023 dated 15.09.2023	valid upto 12.12.2027 valid upto 14.09.2028
18.	Total licensed area	1.025 acres	Area to be registered 1.025 acres
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
			Validity upto
	i)	License Approval	204 of 2022 dated 13.12.2022 189 of 2023 dated 15.09.2023
			12.12.2027 14.09.2028
	ii)	Zoning Plan Approval	DGTCP 8845 dated 14.12.2022
			N/A
		Revised Zoning plan approval	Not submitted
	iii)	Building plan Approval	ZP-1712/PA(DK)/2023/9627 dated 05.04.2023
			04.04.2028
		Revised Building plan approval	ZP-1712/PA(DK)/2023/38531 dated 10.11.2023

**HARERA****GURUGRAM**
Project - Arden 45**RERA-GRG-1517-2023**

		(In-principle approval)	
iv)	Environmental Clearance	N/A	Undertaking submitted. Not required as the total area is less than 20,000 sqm.
v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/766/3135-38 dated 27.10.2023	26.10.2031
vi)	Revised Fire scheme approval	Not submitted	
vii)	Revised Service plan and estimate approval	Not submitted	
20.	Fee details		
	Registration fee	7756.801 sqm * 1.87 * 20 = Rs 2,90,104/-	
	Processing fee	7756.801 sqm * 10 = Rs 77,568/-	
	Late fee	N/A	
	Total	Rs 3,67,672/-	
	DD Details		
	DD amount	Rs. 1,76,562/- Rs. 30,586/- Rs. 1,38,403/- Rs. 68,155/-	
	DD no. and date	500459 dated 27.03.2023 503689 dated 28.04.2023 000039 dated 20.11.2023 000592 dated 04.01.2024	
	Processing fee forfeited for first registration application and for additional area registration application	Rs. 46,033/- Rs. 31,535/-	
	Fee Paid but considered for this application	Rs 3,36,138/-	
	Name of the bank issuing	ICICI Bank AU Small Finance Bank	
	Deficient amount	Rs 31,534/-	
21.	File Status	Date	
	File received on	05.01.2024	
	First notice Sent on		
	First hearing on	22.01.2024	
22.	Case History:		
	The Promoter M/s Uday Buildwell Pvt. Ltd. who is a collaborator applied for the registration of real estate commercial colony namely "Arden 45" located at Sector-45, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 64236 dated 05.01.2024 and RPIN-695. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1517-2023. The project area for registration is same as that of the total licensed area i.e., 1.025 acres vide License no -204 of 2022 dated 13.12.2022 and 189 of 2023 dated 15.09.2023.		
	Earlier the promoter obtained the license no. 204 of 2022 dated 13.12.2022 valid upto 12.12.2027 from DTCP for area admeasuring 0.65 acres and after obtaining necessary		

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 (नियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण


भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	<p>approvals the project was registered with the authority vide RC no. 76 of 2023 dated 10.07.2023 valid upto 31.10.2026.</p> <p>Now the promoter obtained additional license no. 189 of 2023 dated 15.09.2023 valid upto 14.09.2028 from DTCP for additional area admeasuring 0.375 acres (in addition to earlier license) and also obtained the in-principal approval of building plans. The promoter applied for registration complete area measuring 1.025 acres i.e., earlier and additional as a single registration.</p> <p>The application for registration was scrutinized and 1st deficiency notice is not issued to the promoter.</p> <p>The status of the documents is mentioned below;</p>	
23.	<p>Present compliance status as on 22.01.2024 of the deficiencies in the application</p>	<ol style="list-style-type: none"> 1. Deficit Fee- Rs 31,534/- needs to be submitted. 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. 3. Online DPI needs to be corrected. 4. Consent of 2/3rd allottees in the project needs to be submitted. 5. Copy of approved building plans (BR-III) needs to be submitted. 6. Revised Fire Scheme approval needs to be submitted. 7. Approved Revised Service plans and estimates needs to be submitted. 8. Approved revised zoning plan needs to be submitted. 9. Units allocation to the landowner and the developer in accordance with the collaboration agreement duly signed by both the parties needs to be submitted and marked on approved plans. 10. Mutation, Jamabandi and Aks-shajra of complete area certified on the latest date not more than six months prior from the date of application needs to be submitted. 11. Latest Land title search report by advocate incorporating the bar enrolment number needs to be submitted for complete area. 12. Mining permission needs to be submitted. 13. Demarcation Plan superimposed on the approved layout plan needs to be submitted. 14. Pert chart needs to be revised. 15. Allottee related draft documents i.e., application form, allotment letter, BBA needs to be submitted as per prescribed format. 16. Copy of executed application form, allotment letter, BBA needs to be submitted. 17. Draft Brochure/Advertisement document needs to be revised. 18. Cost of the land needs to be clarified according to the area applied for the registration and in respect of title deed etc. 19. REP-II needs to be provided. 20. KYC of all the Directors need to be provided. 21. Project report needs to be revised.



	<p>22. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be provided.</p> <p>23. Challan copy of paid IDC, EDC needs to be provided.</p> <p>24. MOA/AOA GST certificate and TAN number copy needs to be provided.</p> <p>25. CA certificate for Net worth of promoter needs to be provided.</p> <p>26. Supporting documents for land cost needs to be provided.</p> <p>27. Financial and inventory details certified by CA needs to be provided.</p> <p>28. Non-Encumbrance certificate provided but not adequate needs to be rectified/clarified.</p> <p>29. In respect of financial sources (loan) mentioned from Financial Institution shown but no supporting document of bank/Financial institution report attached.</p> <p>30. CA certificate needs to be provided for quarterly expenditure/Net cash flow statement/Quarterly source of funds.</p> <p>31. Need to submit full copy of independent Auditors report.</p>
Remarks	All the above documents need to be submitted.


M. L. Sardana
Accountant


Sumeet
Engineering Officer

Day and Date of hearing Monday and 22.01.2024

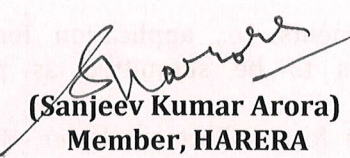
Proceeding recorded by Ram Niwas

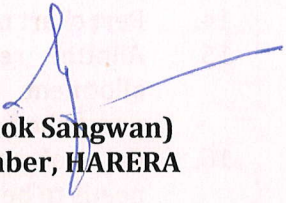
PROCEEDINGS OF THE DAY


Proceedings dated: 22.01.2024.

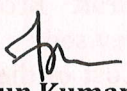
Sh. Sumeet, Engineering Officer and Sh. M. L. Sardana, Accountant briefed about the facts of the case.

The application submitted by the promoter has been scrutinized by the concerned official, but the deficiency notice has not been dispatched till date. Therefore, in view of the same the matter is adjourned, and the concerned official is directed to dispatch the notice. The next date of hearing will be conveyed after submission of reply of deficiencies.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA