

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 plan Approval	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.	Fee Details		
	Registration Fee		Residential - $18,170.382 * 1.84 * 10 = \text{Rs } 3,34,335/-$ Commercial - $49.51 * 1.84 * 20 = \text{Rs } 1822/-$ Total = Rs 3,36,157/-
	Processing Fee		$18,219.892 * 10 = \text{Rs } 1,82,199/-$
	Late Fee		N/A
	Total Fee		Rs 5,18,356/-
21.	DD amount		Rs 4,70,500/- Rs 47,856/-
	DD no. and date		156236 dated 24.08.2023. 156339 dated 05.01.2024.
	Name of the bank issuing		Bank of Baroda
	Deficient amount		NIL
22.	File Status		Date
	File received on		25.08.2023
	First notice Sent on		06.09.2023
	First hearing on		11.09.2023
	Second hearing on		08.01.2024
	Third hearing on		22.01.2024
23.	Case History:		
	<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 1st 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>On 11.09.2023, 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/</p>		

Show Cause with an opportunity of hearing on 08.01.2024.

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 remaining deficiencies were conveyed to the promoter.

On 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.

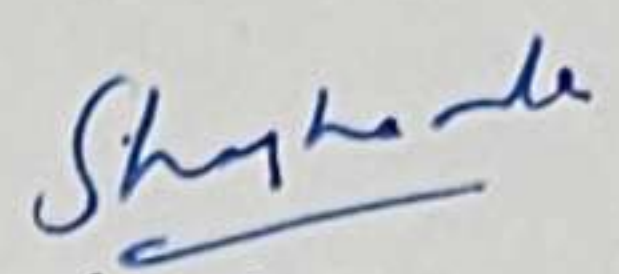
The promoter has submitted the reply on 03.01.2024, 05.01.2024, 10.01.2024 and 11.01.2024 which were scrutinized and the status of the documents is mentioned below:

<p>24. Present compliance status as on 22.01.2024 of deficient documents conveyed in last hearing dated 08.01.2024.</p>	<ol style="list-style-type: none"> 1. Deficit Fee- Rs 47,856/- Status: Submitted vide DD no. 156339 dated 05.01.2024 amounting to Rs 47,856/-. 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 revised. Status: Not Submitted. 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. Fire scheme approval needs to be submitted. If applied, then the copy of the same needs to be submitted. Status: Not Submitted. 7. Approved Service plan and estimates needs to be submitted. If applied, then the copy of the same needs to be submitted. Status: Not Submitted. 8. Non-encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Submitted. 9. Land title search report needs to be submitted. Status: Submitted but needs to be revised as the submitted report is only based on the jamabandi of 1996-1997. 10. Approval NOCs from the various agencies for connecting external services like roads, sewerage, storm water drainage needs to be submitted.
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		<p>Status: Not Submitted.</p> <p>11. Draft Allotment letter needs to be revised. Status: Not Submitted.</p> <p>12. Draft BBA needs to be revised. Status: Not Submitted.</p> <p>13. Draft Conveyance deed needs to be revised. Status: Not Submitted.</p> <p>14. Mining permission needs to be submitted. Status: The promoter submitted the undertaking that they will submit the permission before start of construction.</p> <p>15. 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>16. Cash flow statement needs to be revised. Status: Not Submitted.</p> <p>17. Financial resources needs to be met with project cost. Status: Not Submitted.</p>
25.	Remarks	<p>1. 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>2. Online DPI needs to be corrected.</p> <p>3. 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.</p> <p>4. The clause regarding the irrevocable in the collaboration agreement needs to be clarified.</p> <p>5. Fire scheme approval needs to be submitted. If applied, then the copy of the same needs to be submitted.</p> <p>6. Approved Service plan and estimates needs to be submitted. If applied, then the copy of the same needs to be submitted.</p> <p>7. Land title search report needs to be submitted.</p> <p>8. Approval NOCs from the various agencies for connecting external services like roads, sewerage, storm water drainage needs to be submitted.</p> <p>9. Draft Allotment letter needs to be revised.</p> <p>10. Draft BBA needs to be revised.</p> <p>11. Draft Conveyance deed needs to be revised.</p> <p>12. Mining permission needs to be submitted. Status: The promoter submitted the undertaking that they will submit the permission before start of construction.</p> <p>13. Cost of the land needs to be clarified according to the area applied for the registration.</p>

14. Cash flow statement needs to be revised.
15. Financial resources needs to be met with project cost.


M.L. Sardana
Accountant


Shashank Sharma
Associate Engineer Executive

Day and Date of hearing Monday and 22.01.2024

Proceeding recorded by Ram Niwas

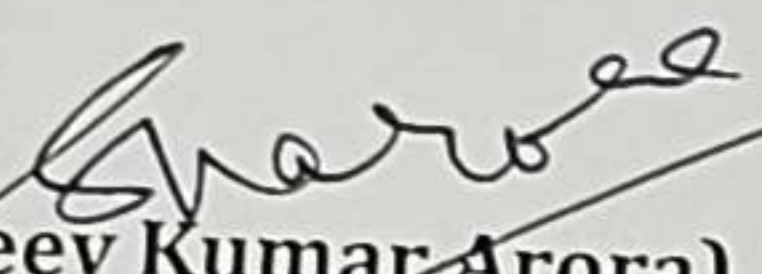
PROCEEDINGS OF THE DAY

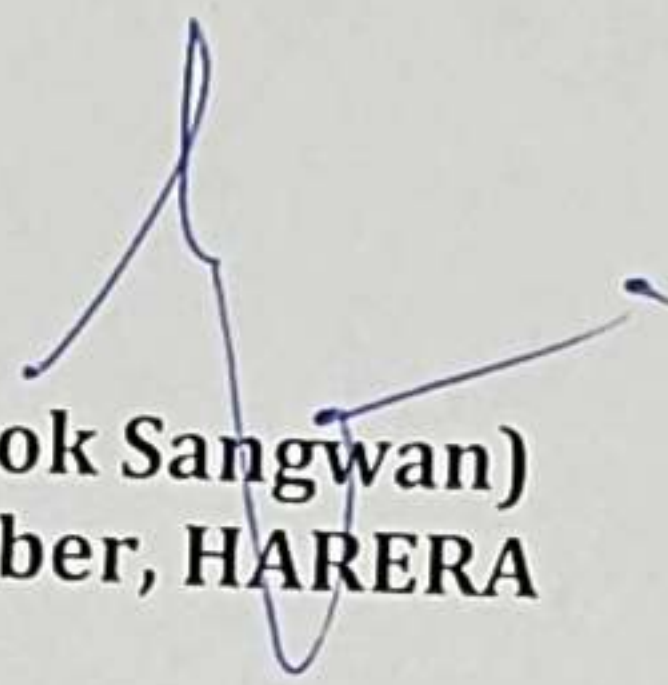
Proceedings dated: 22.01.2024.


Sh. Shashank Sharma, Associate Engineer Executive and Mr. M.L Sardana, Accountant briefed about the facts of the case.

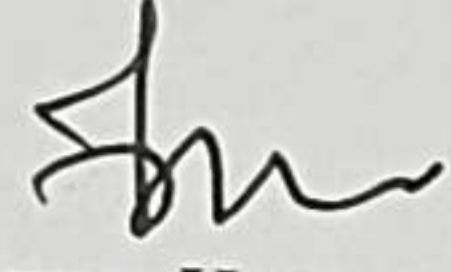
Sh. Akshat Gupta (AR), Sh. Deepak Gupta (AR) and Sh. Sanjay Gupta (AR) are present on behalf of the promoter.

The AR of the promoter seeks two weeks to submit the deficit documents. Request is allowed.
The matter to come up on 05.02.2024


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA