Assotech Blith
M/s Assotech Moonshine Urban Developers Pvt. Ltd.

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details			
1.	**Name of the project**	Assotech Blith			
2.	**Name of the promoter**	M/s Assotech Moonshine Urban Developers Pvt. Ltd.			
3.	**Nature of the project**	Group Housing			
4.	**Location of the project**	Sector- 99, Gurugram			
5.	**Legal capacity to act as a promoter**	Not clarified			
6.	**Name of license holder**	M/s Moonshine Urban Developers Pvt. Ltd. and M/s Uppal Housing Pvt. Ltd.			
7.	**Name of the collaborator**	-			
8.	**Status of project**	Ongoing			
9.	**RERA Registration No.**	83 of 2017			
10.	**Validity of Registration Certificate**	Valid From 23.08.2017	Valid up to 22.08.2023 + 6 months covid = (21.02.2024)		
11.	**Date of receipt of application for extension**	28.12.2023			
12.	**Whether extension of registration applied for whole/phase**	Whole			
13.	**Extension applied till**	20.02.2025			
14.	**Online extension ID**	RERA-GRG-1525-2023			
15.	**Registration Temp ID**	RERA-GRG-434-2019			
16.	**QPR status**	March 2023 to Sep 2023- not submitted			
17.	**4(2)(l)(D) reports status**	Not submitted			
18.	**Compliance of RC conditions**	N/A			
19.	**4(2)(l)(C) compliance**	N/A			
20.	**Status of change of bank account**	N/A			
21.	**Details of proceedings pending against the project**	RERA-GRG-5121-2022- SCN for 4(2)(l)(D) compliance RERA-GRG-2965-2022 - SCN for QPR compliance RERA-GRG-5277-2019- SCN for 4(2)(l)(D) compliance			
22.	**License no.**	95 of 2011 dated 28.10.2011	Valid up to 27.10.2024		
23.	**Total licensed area**	12.062 Acres	**Area for extension of registration**	12.062 Acres	
24.	**Statutory approvals either applied for or obtained prior to registration**				

S.No	Particulars	Date of approval	Validity up to
i)	**License Approval**	95 of 2011 dated 28.10.2011	27.10.2024

	ii)	Building Plan Approval	ZP-783/JD(BS)/2012/7413 dated 01.05.2012	30.04.2017 **(expired)**
	iv)	Environmental Clearance	SEIAA/HR/2012/500 dated 27.12.2012	26.12.2022 **(expired)**
	v)	Airport height clearance	PALM/NORTH/B/102920/508367 dated 03.11.2020	02.11.2025
	vi)	Fire scheme approval	FS/MCG/2012/2471 dated 21.09.2012	
	vii)	Service plans and estimates approval	Not provided	
25.	Reasons for delay		Not provided	
26.	Fee details			
	Registration fee		Res-84161.98*1.75*10=₹14,72,835/- Comm-241.15*1.75*20=₹8440/- Total=₹14,81,275/-	
	Processing fee at the time of registration		N/A	
	Extension Fee (Half of Registration fee)		₹7,40,637/-	
	Processing fee at the time of extension		84403.13 *10 =₹8,44,031/-	
	Late fee		100% of extension fee =₹7,40,637/-	
	Total fee		₹38,06,580/-	
27.	DD Details for registration and extension			
	DD no. and date for registration		609052 dated 27.06.2017	
	Name of the bank issuing		Karur Vysya Bank	
	Total fee paid at the time of registration of all phases		₹14,65,396/-	
	DD Amount submitted for extension		₹2,43,832/-	
	DD no. and date for extension		KVBLR52023121999134024 dated 19.12.2023	
	Name of the bank issuing		Karur Vysya Bank	
	Total fee paid		₹17,09,228/-	
	Deficient amount		₹20,97,352/-	
28.	File Status		**Date**	
	File received on		28.12.2023	

	First hearing on	15.01.2024
29.	**Case History: -** The Promoter M/s Assotech Moonshine Urban Developers Pvt. Ltd. applied for the extension of registration of real estate project namely "Assotech Blith" located at Sector-99, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 63912 dated 28.12.2023 and EPIN-84. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-434-2019 and online generated for project extension temp id RERA-GRG-1525-2023. The total licensed area is 12.062 acres and project area for the extension of registration is 12.062 acres vide license no – 95 of 2011 dated 28.10.2011 in favour of M/s Moonshine Urban Developers Pvt. Ltd. and M/s Uppal Housing Pvt. Ltd. The legal capacity of the promoter M/s Assotech Moonshine Urban Developers Pvt. Ltd. need to be clarified. The application for extension of registration was scrutinized and 1st deficiency notice has not been dispatched yet.	
30.	**Present compliance status as on 15.01.2024**	1. Correction in REP-V form needs to be submitted. 2. Corrections in online DPI needs to be done. 3. Deficit fee ₹20,97,352/- need to be submitted. 4. The legal capacity of the promoter needs to be clarified with the supporting documents. 5. Copy of renewed building plan BR/III need to be provided. 6. Copy of renewed environment clearance need to be provided. 7. Copy of approved service plans and estimates need to be submitted. 8. Booking list of flats/shops sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. 9. Details of unsold flats/shops need to be provided. 10. Copy of Site photographs for the physical status of construction need to be provided. 11. PERT Chart specifying date of completion needs to be submitted. 12. Project report need to be provided. 13. REP-II needs to be provided. 14. Supporting documents for reasons for delay of the project needs to be submitted. 15. Copy of DD submitted at the time of registration needs to be provided. 16. The quarterly progress report for quarter March 2023 to Dec 2023 needs to be submitted. 17. CA certificate for Expenditure to be incurred and incurred needs to be provided. 18. CA certificate regarding non default needs to be provided. 19. CA certificate regarding non dues in respect of statutory needs to be provided. 20. CA certificate regarding net worth of the promoter needs to be provided. 21. Cost of land needs to be clarified according to area apply for registration. 22. Annual balance sheet for the last 3 financial year needs to be provided.

		23. Board resolution for operation of bank account needs to be provided. 24. Bank undertaking needs to be provided. 25. Financial resources need to be provided. 26. Quarterly schedule of estimated expenditure needs to be provided. 27. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. 28. Copy of paid challan of EDC and IDC needs to be provided. 29. Affidavit regarding 10% auto deduct of EDC from separate bank account needs to be provided. 30. KYC of project consultant needs to be provided. 31. Annual statement of accounts under section 4(2) (l) (d) for the financial year 2017- 2023 needs to be submitted. 32. Cash flow statement need to be provided.
	Remarks	No reply is submitted by the promoter.

15/01/2024

(M. L. Sardana)
Accountant

(Prachi Singh)
Planning Executive

Day and Date of hearing	Monday and 15.01.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 15.01.2024
Ms. Prachi Singh Planning Executive briefed about the facts of the project.

No reply has been submitted by the promoter company against the deficiencies conveyed by the authority through deficiency notice dated 12.01.2024. 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 extension of registration of project may not be rejected following the due procedure under the Act of 2016.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA