

Hearing brief for project registration u/s 4

S.No.	Particulars	Details		
1.	Name of the project	3X Crossing		
2.	Name of the promoter	M/s Address Infrastructures Pvt Ltd		
3.	Nature of the project	Commercial Plotted Colony (SCO)		
4.	Location of the project	Sector- 109, Gurugram		
5.	Legal capacity to act as a promoter	Change of Developer		
6.	Name of license holder	M/s Gillson Chits Pvt. Ltd.		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole Project		
9.	Completion date as mentioned in REP-II	11.11.2026		
10.	Online application ID	RERA-GRG-PROJ-1529-2024		
11.	QPR Compliances (RC 77 of 2022 dated 17.08.2022)	Submitted		
12.	4(2)(I)(D) Compliances (RC 77 of 2022)	Not submitted		
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	RERA-GRG-2740-2023		
16.	RC Conditions Compliances (RC 77 of 2022)	Submission of standard design and service plans estimates approval - Submitted		
17.	License no.	95 of 2021 dated 12.11.2021	Valid upto 11.11.2026	
18.	Total area	3.6423 acres	Area to be registered 3.6423 acres	
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	95 of 2021 dated 12.11.2021	11.11.2026
	ii)	Zoning Plan Approval	N/A	N/A
	iii)	Revised Site/Layout plan approval	Drg No. DGTCP 9525(i) dated 28.08.2023	N/A
	iv)	Environmental Clearance	N/A	N/A
	v)	Revised Standard Design/ Architectural Control Sheet	ZP-1583/AD(VK)/2023/36068 dated 26.10.2023	
	vi)	Service plan and estimate approval	LC-4456/JE(DS)/2022/25077 dated 23.08.2022	

20.	Fee details		
	(a)	Registration fee	22109.763*1.5*20 = Rs 6,63,293/-
	(b)	Processing fee	22109.763*10 = Rs 2,21,098/-
	(c)	Late fee	N/A
	(d)	Total	Rs 8,84,391/-
	DD Details		
	(a)	DD amount	Rs 6,63,292/- Rs 2,07,313/- Rs 13,786/- Rs 2,57,950/-
	(b)	DD no. and date	814593 dated 22.06.2022 814605 dated 02.07.2022 424923 dated 05.08.2022 036420 dated 09.01.2024
	(c)	Name of the bank issuing	Punjab National Bank
	(d)	Total amount paid	Rs 11,42,341/-
(e)	Processing fee forfeited for first registration application	Rs 2,21,098/-	
(f)	Fee Paid but considered for this application	Rs 9,21,243/-	
(g)	Deficient amount	Nil (Excess Rs 36,852/-)	
21.	File Status	Date	
	File received on	16.01.2024	
	First notice Sent on	01.02.2024	
	First hearing on	05.02.2024 (Adjourned)	
	Second hearing on	07.02.2024	
	Third hearing on	19.02.2024	
	Fourth hearing on	26.02.2024	
22.	Case History:		
	<p>The Promoter M/s Address Infrastructures Pvt Ltd who is change of developer (COD) applied for the registration of real estate commercial plotted colony namely "3X Crossing" located at Sector-109, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 64791 dated 16.01.2024 and RPIN-701. The Temp I.D. of REP - I (Part A-H) is RERA - GRG-PROJ-1529-2024.</p> <p>Earlier the Promoter M/s Brisk Infrastructures & Developers Pvt. Ltd. who was a collaborator as per license applied for the registration of same real estate commercial plotted colony namely "3X Crossing" located at Sector-109, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 36217 dated 27.06.2022 and RPIN-475. The Temp I.D. of REP - I (Part A-H) is RERA-GRG-PROJ-1090-2022. Accordingly, the authority registered the project vide RC no. 77 of 2022 dated 17.08.2022 valid till 11.11.2026. After that the promoter applied for change of developer (COD) and DTCP vide memo. No. LC-4456-PA(VA)/2023/43257 dated 22.12.2023 granted approval of change of developer (COD) from M/s Brisk Infrastructures & Developers Pvt. Ltd to M/s</p>		

Address Infrastructures Pvt Ltd. Accordingly, M/s Address Infrastructures Pvt Ltd applied for registration of project and also stated that the project is already registered vide RC no. 77 of 2022.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/696 dated 01.02.2024 was issued to the promoter with an opportunity of being heard on 05.02.2024.

On 05.02.2024, The matter is adjourned to 07.02.2024.

On 07.02.2024, Sh. Sumeet, Engineering Officer briefed about the facts of the case. Sh. Ankit Sidana (AR) is present on behalf of the promoter. The AR of the promoter states that reply to the deficiencies has already been submitted on 02.02.2024 and 06.02.2024. The office to examine the same. The matter to come up on 19.02.2024.

The promoter had submitted the reply on 02.02.2024, 06.02.2024, 07.02.2024 and 15.02.2024 which are scrutinized. **It is also observed from the reply file that the promoter had obtained the sanction of building plans on some plots i.e., plot no. 1,2,6,7,8,9,10,11,16&17 and will construct the SCO and sell the same along with remaining plots as plots.**

On 19.02.2024, Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the case. Shri Ankit Sidana is present on behalf of the promoter. The AR of the promoter states that they are seeking registration in respect of commercial plotted colony for sale of commercial plots only and undertaking will be submitted in this regard. The road access permission is applied and the approval of same will be submitted within 3 months for which they will submit a BG/DD amount Rs 25 lakh as a security amount to submit the same. The agreement related to area distribution amongst landowner and developer is not registered and hence, the AR states that the document/agreement duly registered regarding area sharing and other rights will be submitted within one week along with other pending documents including uploading of pending QPR's and report u/s 4(2)(I)(D). In view of the above, the matter is adjourned and to come up on 26.02.2024.

The promoter had submitted the reply on 21.02.2024 & 22.02.2024 which are scrutinized and the status of documents is mentioned below:

<p>23. Present compliance status as on 26.02.2024 of the deficiencies conveyed in hearing dated 19.02.2024.</p>	<ol style="list-style-type: none"> 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. Status: Submitted but to be corrected 2. Online DPI needs to be corrected. Status: Submitted but to be corrected 3. Complete Collaboration agreement along with MOU, GPA, Addendum etc if any needs to be submitted. Status: Supplementary deed submitted. 4. Roads access permission needs to be submitted. Status: Not submitted. However, applied on 08.02.2024. Further promoter submitted DD amounting Rs 25 lakh as a security to submit the same within 3 months. 5. Demarcation plan superimposed on the approved layout plan needs to be submitted. Status: Submitted 6. Pert chart needs to be submitted. Status: Submitted 7. Draft brochure/advertisement document of the project needs to be submitted. Status: Submitted
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		<p>8. Cost of the land needs to be clarified according to the area applied for the registration. Status: Clarified</p> <p>9. Supporting documents for land cost needs to be provided. Status: Submitted</p> <p>10. Quarterly expenditure/Net cash flow statement/Quarterly source of funds needs to be submitted. Status: Quarterly expenditure needs to be revised and other submitted.</p> <p>11. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules. Status: Needs to be revised</p>
24.	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. Roads access permission needs to be submitted.</p> <p>4. Quarterly expenditure needs to be revised.</p> <p>5. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules.</p>

Recommendations:

All requisite documents for registration of project under section 4 of the Act of 2016 have been submitted by the promoter except hard corrected copy of A-H, DPI, Road access permission, revised quarterly expenditure and revised board resolution. The authority may consider for grant of registration of project subject to submission of above.

Ashish

Ashish
Chartered Accountant

Sumeet

Sumeet
Engineering Officer

Day and Date of hearing Monday and 26.02.2024

Proceeding recorded by Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 26.02.2024.

Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the case. Sh. Ankit Sidana (AR) is present on behalf of the promoter.

The AR states that requisite deficit documents including the annual audited statement under section 4(2)(l)(D) for financial year 2022-23 has been submitted today along with revised board resolution with respect to RERA banking regulations.

Approved as proposed subject to the above documents are found in order after scrutiny by the office.

Sanjeev
(Sanjeev Kumar Arora)
Member, HARERA

Ashok
(Ashok Sangwan)
Member, HARERA

Vijay
(Vijay Kumar Goyal)
Member, HARERA

Arun
(Arun Kumar)
Chairman, HARERA