

**PROJECT HEARING BRIEF FOR REGISTRATION U/S 4**

S.No.	Particulars	Details	
1.	Name of the project	Paras Manor	
2.	Name of the promotor	M/s Fantasy Buildwell Pvt. Ltd.	
3.	Nature of the project	Group Housing colony	
4.	Location of the project	Sector-2, Gurugram	
5.	Legal capacity to act as a promoter	License holder	
6.	Name of the license holder	Fantasy Buildwell Pvt. Ltd.	
7.	Name of the Collaborator	N/A	
8.	Whether registration applied for whole	For additional land.	
9.	Status of project	New	
10.	Online Application ID	RERA-GRG-1498-2023	
11.	Date of completion of project as per REP-II/4(2)(I)(c)	28.02.2026	
12.	QPR Compliance (If applicable)	<b>For RC no 164 of 2017</b> Submitted – June 18 to June 23. Pending – Sep 23 , dec 23 and all online QPR's.	
13.	4(2)(I)(d) Compliance (If applicable)	<b>For RC no 164 of 2017</b>	
14.	License no.	74 of 2012 dated 31.07.2012. (For RC no 164 of 2017)	Valid up to 30.07.2017.
		186 of 2023 dated 12.09.2023.	Valid up to 11.09.2028.
15.	Total licensed area	10.096875 acres + 4.26875 acres = 14.365625 acres	<b>Area to be registered</b> 4.26875 acres
16.	RC No	164 of 2017 dated 29.07.2017 valid up to 27.02.2024 (Including extension u/s 6). (For license no 74 of 2012 dated 31.07.2012 area admeasuring 10.096875 acres.)	
17.	Fee Details		
	Registration Fee	Fee cannot be calculated as the building plans are not submitted.	

	<b>Processing Fee</b>	Fee cannot be calculated as the building plans are not submitted.	
	<b>Late Fee</b>	N/A	
	<b>Total Fee</b>	Fee cannot be calculated as the building plans are not submitted.	
	<b>DD Amount</b>	Rs. 8,33,953/-	
	<b>DD date and no</b>	559048 dated 16.12.2024	
	<b>Name of the bank issuing</b>	HDFC Bank	
	<b>Deficient amount</b>	Fee cannot be calculated as the building plans are not submitted.	
<b>18.</b>	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>S.No.</b>	<b>Particulars</b>	<b>Validity up to</b>
	i)	<b>License Approval</b>	74 of 2012 dated 31.07.2012.
			186 of 2023 dated 12.09.2023.
	ii)	<b>Zoning Plan Approval</b>	DTCP 9602 dated 1309.2023.
	iii)	<b>Building plan Approval</b>	Not Submitted.
	iv)	<b>Environmental Clearance</b>	Not Submitted.
	v)	<b>Airport height clearance</b>	PALM/NORTH/B/091723/789 485 dated 05.10.2023
	vi)	<b>Fire scheme approval</b>	Not Submitted.
	vii)	<b>Service plan and estimate approval</b>	Not Submitted.
	viii)	<b>Electricity load availability connection</b>	Not Submitted.
<b>19.</b>	<b>File Status</b>	<b>Date</b>	
	<b>Project received on</b>	10.01.2024	
	<b>First notice sent on</b>		
	<b>First hearing on</b>	29.01.2024	
<b>20.</b>	<b>Case History:</b>		
	An application regarding registration of group housing colony namely "Paras Manor" situated at Sector-2, Gurugram, Haryana being developed by M/s Fantasy Buildwell Pvt Ltd. was submitted on 10.01.2024 under section 4 of Real Estate (Regulation and Development), Act 2016.		
	This application for registration falls under license no. 186 of 2023 for area admeasuring 4.26875 acres dated 12.09.2023 valid up to 11.09.2028 being issued in favour M/s Fantasy Buildwell Pvt Ltd. This license is in addition to license no 74 of 2012 dated 31.07.2012 which had been registered with the Authority vide 164 of 2017 dated 29.07.2017 valid up to 27.02.2024 (Including extension u/s 6).		
<b>21.</b>	<b>Present compliance status as on 29.01.2024 of deficient documents as conveyed in the deficiency notice dated</b>	Deficiency notice not dispatched	

22.	Remarks	Deficiency notice not dispatched
	<i>Anirudh</i> <i>29/01/24</i> (Ashish Dubey) Chartered Accountant	<i>Shashank</i> (Shashank Sharma) Associate Engineer Executive
Day and Date of hearing	Monday and 29.01.2024	
Proceeding recorded by	Sh. Ram Niwas	
<b>PROCEEDINGS OF THE DAY</b>		
Proceedings dated 29.01.2024. Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. 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.		
<i>Sanjeev</i> (Sanjeev Kumar Arora) Member, HARERA	<i>Ashok</i> (Ashok Sangwan) Member, HARERA	<i>Vijay</i> (Vijay Kumar Goyal) Member, HARERA
<i>Arun</i> (Arun Kumar) Chairman, HARERA		

