

## HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

Promoter Name: M/s Fantasy Buildwell Pvt Ltd. Project Name: Paras Manor

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)	For RC no 164 of 2017 Submitted – June 18 to June 23. Pending – Sep 23, dec 23 and all online QPR's.		
13.	4(2)(l)(d) Compliance (If applicable)	For RC no 164 of 2017 Submitted – 2021-22, 2022-23. Pending – 2017-18, 2018-19, 2019-20, 2020-21.		
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 + Area to be 4.26875 acres = registered 14.365625 acres	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	Soles of him a state of the plant has	En a mapas palica i de la composição	
	Registration Fee	Residential - 41641.673 x 1.9 x 10		

New PWD Rest House, Civil Lines, Gurugram, Haryana

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	Tee N	CONTRACTOR OF THE PARTY AND	= Rs. 7,91,192/-	A MARKET STREET BANK TO BE		
			Commercial - 200.764 x 20 x 1.9			
			= Rs. 7,629/- Total - Rs. 7,98,821/-			
	Durancina Foo		10tal - Rs. 7,98,821/- 41842.437 x 10			
	Processing Fee		=Rs. 4,18,424/-			
	Late Fee		N/A			
	Total Fee		Rs. 12,17,245/-			
	DD Amount		Rs. 8,33,953/-			
	DD date and no		559048 dated 16.12.2024			
	Name of the bank issuing		HDFC Bank			
	Deficient amount		Rs. 3,83,292/-			
8.	Statut	ory approvals either appli	ed for or obtained prior to registr	ation		
	S.No.	Particulars	Date of approval	Validity up to		
	i)	License Approval	74 of 2012 dated 31.07.2012.	30.07.2017		
			186 of 2023 dated 12.09.2023.	11.09.2028		
	ii)	Zoning Plan Approval	DTCP 9602 dated 1309.2023.			
	iii)	Building plan Approval	ZP-837-Voll	14.02.2029		
			II/JD(RA)/2024/5740 dated	- Online Application		
			15.02.2024	orangmente de de Company		
	iv)	Environmental	Not Submitted.	Featigning 1990 - 155		
		Clearance	Property Balance and Property Balance			
4	v)	Airport height clearance	PALM/NORTH/B/091723/789	04.10.2031		
			485 dated 05.10.2023	may thulsten ten		
	vi)	Fire scheme approval	Not Submitted.			
	vii)	Service plan and	Not Submitted.			
1	10,00	estimate approval	with SEOS to AV and assistant of the second			
2028	viii) Electricity load availability connection		Ch-60/DGR-26B dated 13.12.2023			
9.	File Status		Date	sers, bespecificato?		
1	Project received on		10.01.2024			
	First notice sent on		30.01.2024			
aba	First hearing on		29.01.2024	MA OTT LINE		
0.	Case History:					
1/2.000	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 10.01.202-					
	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 4.2687					
	acres dated 12.09.2023 valid up to 11.09.2028 being issued in favour M/s Fantasy Buildwell P					



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).

## 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.

The promoter has submitted the reply on 05.02.2024, 16.02.2024 and 29.02.2024 which were scrutinized and the remaining deficiencies were conveyed to the promoter.

The promoter has requested for change in name from "Paras Manor" to "The Manor" via application dated 05.02.2024.

- 21. Present compliance status as on 04.03.2024 of deficient documents as conveyed in the deficiency notice dated 30.01.2024
- Deficit fee of Rs. 3,83,292 needs to be submitted. Status – Not submitted.
- Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status – Not submitted.
- Corrections in online detailed project information needs to be done.
   Status – Submitted but needs to be revised.
- Copy of 2/3<sup>rd</sup> consent of existing allottees needs to be submitted.
   Status The promoter stated that they don't require 2/3<sup>rd</sup> consent as per clause no 4.1.1 and 4.3 of the

2/3rd consent as per clause no 4.1.1 and 4.3 of the notification/policy issued by ACS, TCP, Haryana dated 24.04.2023 and the above said project i.e., phase-III has been approved in phasing by DTCP, Haryana on 25.10.2023. Further, phase-III which is applied has separate overall services and amenities such as sewerage system including STP, UGT, Irrigation system, Storm water drainage system, Fire system and commercial, club house, swimming pool etc.

Moreover, promoter have transferred entire FAR of plot-4(Phase-II) to phase -III and there is no construction ever done in plot-4(phase-II), no sale and 3<sup>rd</sup> party rights ever created for plot -4(phase-II) and hence there are no allottees for plot-4(phase-II)

5. As per the old site plan, there are 2 towers in plot 4 and in new site plan, in plot 4 only commercial component and green area including common facilities are there and those 2 towers has been eliminated, the same needs to be clarified.



Status – The promoter stated that, they have transferred entire FAR of plot-4(Phase-II) to phase -III and there is no construction ever done in plot-4(phase-II), no sale and 3<sup>rd</sup> party rights ever created for plot-4(phase-II) and hence there are no allottees for plot-4(phase-II).

 All approved building plans needs to be submitted. Status – Submitted.

7. Environmental clearance needs to be submitted. Status – Not submitted.

8. Copy of approved fire scheme needs to be submitted. Status – Not submitted.

 Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. Status – Not submitted.

 Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted.

Status - Submitted.

 Forest land diversion NOC, or affidavit for nonapplicability needs to be submitted.
 Status – Submitted.

12. Mutation, jamabandi and Akshjra certified on latest dates needs to be submitted.

Status -Submitted.

 Electrical load availability connection needs to be submitted.
 Status – Submitted.

 Project report needs to be submitted. Status – Submitted.

15. Land title search report needs to be submitted. Status – Submitted but needs to be revised.

 Approval NOCs from the various agencies for connecting external services like, storm water drainage, water supply, sewage disposal needs to be submitted. Status –Submitted.

Information to revenue department needs to be submitted.

Status - Submitted.

18. Mining permission needs to be submitted.

Status – Not submitted and promoter has submitted an affidavit that they will apply for mining permission before start of construction and will be submitted once they received.

19. PERT chart needs to be submitted.
Status – Submitted.

20. Draft brochure needs to be submitted.



Suistined.  All number care is to be provided.  Ultricked.  ST cartificate areas to be provided.	21.	Status – Submitted.  Draft allotment letter needs to be revised.
ibisialitu	21.	Di all'allottifetti ficcus to be reviseu.
Ill nitchdi conficure ands to be provided.		Status - Submitted.
cartificate anada to be provided.	22	Draft BBA needs to be revised.
	22.	
light benediction to the state of the state	200	Status – Submitted.
det men there to assure to make	23.	Draft conveyance deed needs to be revised.
hshirwing or bacon ea	ollu II	Status – Submitted.
cape for most measured and to be formit with	24.	Quarterly source of funds till end of project needs to be
Chableon ed at them notifical and		provided.
Harting.		Status – Submitted but needs to be revised.
through statements for less throw son	25.	Quarterly schedule of estimated expenditure needs to
dends to be submitted.		be Provided.
out to hadden pend to the such instances		Status – Submitted but needs to be revised.
	26.	
Durinduc silver stopped SPLESIE at 15 in		liabilities needs to be provided.
all of shoes (if A ref)   Till vily element		Status - Submitted but needs to be revised as it is
na de la complexación de la comp		contradicted with the audit report 31.03.2023.
	27.	Cash flow statement need to be provided.
the softee defeated pariets information		Status – Submitted but needs to be revised.
	28.	REP II needs to be revised as project cost mentioned are
seed erettelle granture in hersepa -25		not in line with details in other sections.
		Status - Not Submitted.
ESTA ETARGERIA ESTA CONO ANGUINEZ ELLA	29.	CA certificate for net worth of promotor needs to be
of the first in the state of the state of the second		provided.
t an euclini, commos artestations e		Status –Submitted.
Complete from Strategic and Delivery and Strategic and Complete and Co	30.	
		same to be 70% collection account as per RERA rules.
a direct collection of collection is considered from		Status –Submitted.
ating the sector about name to a self-like-street	31.	
ille it wing time attracting batering in the street		from separate RERA account maintained under section
ting the light with the same		4(2)(l)(D) needs to be provided.
		Status –Submitted.
a paratition and at tabele a population and	32.	CHG form of ROC needs to be provided.
dication distribution of the configuration is		Status - Not Submitted.
them trained to be the intend the page 19	33.	Copy of paid challan EDC, IDC, Conversion charges and
	oly Gran	license fee needs to be provided.
divide a subtime per bondo i ce la didube no		Status – Submitted but the copy of all the challan need
		to be submitted.
ended to oppose, or this sis-negative state	34.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Legistering and in Street	31.	area applied for the registration.
babiye g of to boar minetary		Status – Not clarified.
disposite labor trageric by Brasivers of his elec-	35.	
ine with dots is in other cocclus.	33.	Status – Not Submitted.
belowere about the of 30.9 to	36.	
lines from restance of the last and a martial of	30.	be provided.
Settleban od otlobioum		Status – Not Submitted.
	37.	



		Status – Not Submitted.  38. Copy of TAN number needs to be provided. Status – Submitted.  39. Copy of GST certificate needs to be provided. Status – Submitted.  40. Arrangements of sources of funds from financial institutions needs to provided.  41. CA certificate for cost incurred and to be incurred up to the date of registration needs to be provided. Status – Submitted.  42. Readable financial statements for last three years of promoter needs to be submitted. Status – Submitted but auditor has qualified opinion.
22.	Remarks	<ol> <li>Deficit fee of Rs. 3,83,292 needs to be submitted.</li> <li>Online corrections in REP-I (Part A-H) needs to be done.         Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each.     </li> <li>Corrections in online detailed project information needs to be done.</li> </ol>
	Anum Barry Ampril De Gastyne British milita in statish Berish	needs to be done.  4. Copy of 2/3 <sup>rd</sup> consent of existing allottees needs to submitted.
	produced to discuss and second	5. As per the old site plan, there are 2 towers in plot 4 and in new site plan, in plot 4 only commercial component and green area including common facilities are there and those 2 towers has been eliminated, the same needs to be clarified.
	Tarki to the your name	<ul><li>6. Environmental clearance needs to be submitted.</li><li>7. Copy of approved fire scheme needs to be submitted.</li></ul>
	Sun I make ment the son A3 Soldward so a	8. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.
	bends by perprovided accepted to a second accepted	<ol> <li>Land title search report needs to be submitted.</li> <li>Mining permission needs to be submitted.</li> <li>Quarterly source of funds till end of project needs to be provided.</li> </ol>
no na	Les will be to reme but rankly	12. Quarterly schedule of estimated expenditure needs to be Provided.
	Program Delitage and observed	13. CA certificate for non-default in payment of debts and liabilities needs to be provided.
		<ul><li>14. Cash flow statement need to be provided.</li><li>15. REP II needs to be revised as project cost mentioned</li></ul>
	Section 1	are not in line with details in other sections.
		<ul><li>16. CHG form of ROC needs to be provided.</li><li>17. Copy of paid challan EDC, IDC, Conversion charges and license fee needs to be provided.</li></ul>



Promoter Name Project Name M/s Fanatasy Buildwell Pvt. Ltd. Paras Manor

Cost of the land needs to be clarified according to the area applied for the registration.
 Challan copy of paid IDC, EDC needs to be provided.
 Financial and inventory details verified by CA needs to be provided.
 Cost of the project in REP-I needs to be revised.
 Arrangements of sources of funds from financial institutions needs to provided.

23. Readable financial statements for last three years of

promoter needs to be submitted

(on leave)

(Ashish Dubey)
hartered Accountant

(Shashank Sharma) ssociate Engineer Executive

Chartereu Accountant	Abboeinte Bilgineer Entertie	
Day and Date of hearing	Monday and 04.03.2024	
Proceeding recorded by	Sh. Ram Niwas	
	PROCEEDINGS OF THE DAY	

Proceedings dated 04.03.2024.

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.

Sh. Pradeep Garg (AR) is present on behalf of the promoter.

The promoter is required to submit consent from at least 2/3<sup>rd</sup> allottees required under section 14(2)(ii) of the Act of 2016 as changes/revisions in respect of plot 4 has been made vis a vis earlier approved layout plan along with rectification of other deficiencies including approval of service plans and estimates and environmental clearance.

The matter to come up on 18.03.2024.

(Sanjeev Kumar Arora) Member, HARERA

(Ashok Sangwan) Member, HARERA (Vijay Kumar Goyal) Member, HARERA

(Arun Kumar) Chairman, HARERA The state of the s

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