





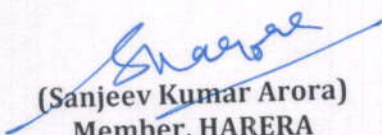
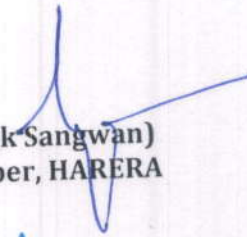
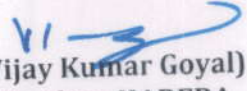

**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details		
1.	Name of the project	Sriflex City		
2.	Name of the promoter	M/s Sriflex Projects Pvt. Ltd.		
3.	Nature of the project	Affordable Group Housing.		
4.	Location of the project	Sector- 4, Sohna, Gurugram.		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Sushil Bhardwaj and others.		
7.	Status of project	New		
8.	Whether registration applied for whole	Phase		
	Phase no.	1		
9.	Online application ID	RERA-GRG-PROJ-1453-2023		
10.	License no.	133 of 2023 dated 26.06.2023	Valid up to 25.06.2028.	
11.	Total licensed area	8.76875 acres	Area to be registered	
			5.975 acres	
12.	Projected completion date	31.03.2030.		
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	Validity upto	
	i)	License Approval	133 of 2023 dated 26.06.2023	25.06.2028.
	ii)	Zoning Approval Plan	DTCP 9351 dated 06.10.2023.	
	iii)	Building Approval plan	Not submitted	
iv)	Environmental Clearance	Not submitted		



	v)	Airport clearance height	PALM/NORTH/B/101023/802808 dated 25.10.2023	24.10.2031
	vi)	Fire approval scheme	Not Submitted	
	vii)	Service plan and estimate approval	Not Submitted	
20.	<b>Fee Details</b>			
	Registration Fee		Fee cannot be calculated as the building plans are not submitted.	
	Processing Fee		N/A	
	Late Fee		Fee cannot be calculated as the building plans are not submitted.	
	Total Fee		Fee cannot be calculated as the building plans are not submitted.	
21.	DD amount		Rs. 8,30,000/-	
	DD Details		508866 dated 04.10.2023.	
	Name of the bank issuing		ICICI Bank	
	Deficient amount		Fee cannot be calculated as the building plans are not submitted.	
	<b>Note - Fee cannot be calculated as the building plans are not submitted and will be calculated after the submission of the building plans and if the fee comes out deficit than the same shall be payable.</b>			
22.	File Status		Date	
	File received on		29.01.2024	
	First notice Sent on			
	Documents submitted on			
	First hearing on			
23.	<b>Case History:</b>			
	The Promoter M/s Anant Raj Ltd. who is a collaborator applied for the registration of real estate group housing colony namely "The Estate Residences" located at Sector- 63A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 63388 dated 15.12.2023 and RPIN- 685. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1423-2023. The project area for registration is 5.43263 acres granted under License no - 128 of 2022 dated 24.08.2022 which is valid upto 23.08.2027.			
	The application for registration of mixed land use colony was scrutinized and 1 <sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/700 dated 30.01.2024 was issued to the promoter with an opportunity of being heard on 05.02.2024.			
	The status of the documents is mentioned below.			
	<b>Proceedings dated 05.02.2024.</b>			
	The matter is adjourned to 07.02.2024.			
24.	Present compliance status as on 19.02.2024 of deficient documents as		Deficiency notice not dispatched	

Promoter- M/s Sriflex Projects Pvt. Ltd.

	<b>conveyed through deficiency notice dated</b>	
25.	<b>Remarks</b>	Deficiency notice not dispatched
 <b>Ashish Dubey</b> <b>Chartered Accountant</b>		 <b>Shashank Sharma</b> <b>Associate Engineer Executive</b>
	<b>Day and Date of hearing</b>	Monday and 19.02.2024
	<b>Proceeding recorded by</b>	Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>		
<p>Proceedings dated: 19.02.2024.</p> <p>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.</p>		
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">   <b>(Sanjeev Kumar Arora)</b>  <b>Member, HARERA</b> </div> <div style="text-align: center;">   <b>(Ashok Sangwan)</b>  <b>Member, HARERA</b> </div> <div style="text-align: center;">   <b>(Vijay Kumar Goyal)</b>  <b>Member, HARERA</b> </div> </div> <div style="text-align: center; margin-top: 20px;">   <b>(Arun Kumar)</b>  <b>Chairman, HARERA</b> </div>		

