

Hearing brief for registration of Project u/s 4

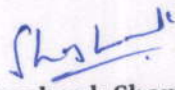
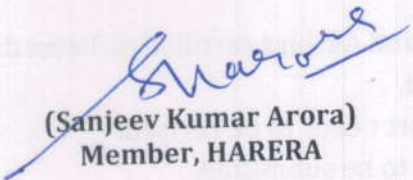
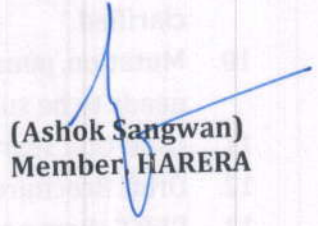

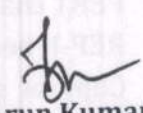
S.No	Particulars	Details	
1.	Name of the project	Sriflex City	
2.	Name of the promoter	M/s Sriflex Projects Pvt. Ltd.	
3.	Nature of the project	Affordable Group Housing.	
4.	Location of the project	Sector- 4, Sohna, Gurugram.	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license 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	
11.	Total licensed area	8.76875 acres	Valid up to 25.06.2028.
		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	Date of approval
			Validity upto
	i)	License Approval	133 of 2023 dated 26.06.2023
	ii)	Zoning Plan Approval	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.	Fee Details			
	Registration Fee		Fee cannot be calculated as the approved building plans are not submitted.	
	Processing Fee		Fee cannot be calculated as the approved building plans are not submitted.	
	Late Fee		Fee cannot be calculated as the approved building plans are not submitted.	
	Total Fee		Fee cannot be calculated as the approved 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 approved building plans are not submitted.	
	Note - Fee cannot be calculated as the building plans are not submitted and will be calculated after the submission of the approved building plans and if the fee comes out deficit than the same shall be payable.			
22.	File Status		Date	
	File received on		29.01.2024	
	First hearing on		19.02.2024	
	First notice Sent on		22.02.2024	
23.	Case History:			
	<p>The Promoter M/s Sriflex Projects Pvt. Ltd. who is a collaborator applied for the registration of real estate affordable group housing colony namely "Sriflex city" located at Sector- 4, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 dated 29.01.2024. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1453-2023. The project area for registration is 5.975 acres granted under License no - 133 of 2023 dated 26.06.2023 which is valid upto 25.06.2028.</p> <p>The application for registration of affordable group housing colony was scrutinized,</p> <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> <p>Deficiency notice vide notice no. HARERA/GGM/RPIN/705 dated 22.02.2024 was issued to the promoter.</p>			



24. Present compliance status as on 04.03.2024 of deficient documents as conveyed through deficiency notice dated 22.02.2024.

1. 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.
2. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above need to be submitted in PDF format of size less than 5 mb each.
3. Corrections in online detailed project information needs to be done.
4. All approved building plans needs to be submitted.
5. Environmental clearance needs to be submitted.
6. Copy of approved fire scheme needs to be submitted.
7. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.
8. All collaboration agreements needs to be submitted.
9. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted and pipeline is going through the project according to NEC from tehsildar, same needs to be clarified.
10. Mutation, jamabandi and Akshjra certified on latest dates needs to be submitted.
11. Land title search report needs to be revised.
12. Draft Brochure needs to be submitted.
13. PERT chart needs to be revised.
14. REP-II needs to be revised.
15. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.
16. Draft allotment letter needs to be revised.
17. Draft conveyance deed needs to be revised.
18. Draft BBA needs to be revised.
19. Cost of the land needs to be clarified according to the area applied for the registration.
20. TAN copy of the company needs to be submitted.
21. Cost of the project in REP-I needs to be revised.
22. Financial resources mentioned in DPI needs to be clarified/updated.
23. KYC of MEP consultant needs to be submitted.
24. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be provided.
25. Challan copy of paid IDC, EDC needs to be provided.
26. CA certificate for Net worth of promoter needs to be provided.

		27. Supporting documents for land cost needs to be provided. 28. Copy of Financial and inventory details certified by CA needs to be provided.
25.	Remarks	No reply received from promoter.
	(On leave) Ashish Dubey Chartered Accountant	 Shashank Sharma Associate Engineer Executive
	Day and Date of hearing	Monday and 04.03.2024
	Proceeding recorded by	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. Inderjeet Singh (AR) is present on behalf of the promoter. The AR of the promoter seeks two weeks time to comply with the deficiencies. The matter to come up on 27.03.2024 at 3.00 PM.		
	 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member HARERA
		 (Vijay Kumar Goyal) Member, HARERA
		 (Arun Kumar) Chairman, HARERA