

# HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana हरियाणा

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

### **Project - The Residences Three Sixty RERA-GRG-1396-2023**

			ng brief for registrat	ion of Project u/s 4		
S.No	Parti	culars	Details			
1.	Name	e of the project	The Residences Tl			
2.		e of the promoter	M/s Capital Heigh	ž.	1 0(4) 1/02	
3.	Nature of the project		Group Housing		Thirong (P)	
4.	Location of the project		Sector- 70A, Guru	gram		
5.	Legal capacity to act as a promoter		Joint Development Right Holder			
6.	Name	e of the license holder	M/s Haamid Real Estate Pvt. Ltd.			
7.	Statu	s of project	Ongoing		ne ne ference and a ferference of	
8.	Whether registration applied for whole		Phase			
	Phase no.		(Not Specified)			
9.	Onlin	e application ID	RERA-GRG-PROJ-2	1396-2022	no haviaten et	
10.	Licen	se no.	16 of 2009 dated 01.06.2009		Valid upto 28.05.2024	
					Valid upto 29.07.2024	
11.	Total licensed area		27.7163 acres	Area to be registered	1.26 acres	
12.	Proje	cted completion date	31.12.2025	Call Property Land	the product of the second	
13.	QPR appli	Compliances (if cable)	N/A			
14.	4(2)( appli	l)(D) Compliances (if cable)	N/A			
15.	Statu	tory approvals either a	pplied for or obtai	ned prior to registr	ation	
	S.No	Particulars	Date of approval		Validity upto	
	i)	License Approval	16 of 2009 dated 01.06.2009		28.05.2024	
		une errut i thornbueski	73 of 2013 dated 30.07.2013		29.07.2024	
	ii)	Zoning Plan Approval	DGTCP-4021 dated 30.07.2013		nde rentra tracina a	
	iii) Building plan Approval Revised building plan		ZP-545/AD(RA)/2017/1238 dated 27.01.2017		26.01.2022 (Expired)	
			ZP-545-VOL-II/JD(RD)/2021/11918 Dated 18.05.2021		17.05.2026	
	iv) Environmental Clearance Revalidated Environmental Clearance		SEIAA/HR/2013/627 dated 04.09.2013		03.09.2023	
			SEIAA/HR/2021/375 dated 27.04.2022		26.04.2032	
	v) Airport height clearance Revalidated Airport height clearance		AAI/RHQ/NR/ATM/NOC/2014/241/ 934-938 dated 24.05.2019		21.07.2022 (Expired)	
			AAI/RHQ/NR/ATM/NOC/2022/975/ 5161-64 dated 14.12.2022		13.12.2030	
	vi)	Fire scheme	DFS/FA/2015/	272/43774 dated		

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

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	vii)	Service plan and estimate approval	LC-1391-B-JE(BR)-2017-10390 dated 18.05.2017	
16.	Fee D	Details		
	Registration Fee		8923.326 * 1.75 * 10 = Rs 1,56,158/-	
	Processing Fee		8923.326 * 10 = Rs 89,233/-	
	Late Fee		500% of registration fee 1,56,158/- * 5 = Rs 7,80,790/-	
	Total Fee		Rs 10,26,181/-	
17.	DD amount		Rs 1,78,473/- Rs 89,237/- Rs 7,58,471/-	
	DD no. and date		002609 dated 01.07.2023. 002610 dated 01.07.2023. 002704 dated 16.10.2023	
	Name of the bank issuing		HDFC Bank	
	Deficient amount		NIL	
18.	File Status		Date	
	File received on		03.07.2023	
	First notice Sent on		19.07.2023	
	First hearing on		24.07.2023	
	Second hearing on		11.122023	
	Third hearing on		15.01.2024 Asia dia zona diamanda 200	
	Fourth hearing on		19.02.2024	
	Fifth	hearing on	04.03.2024	
19.	Case History:			

### 19. Case History:

The Promoter M/s Capital Heights Pvt. Ltd. who is a joint development holder applied for the registration of real estate group housing colony namely "The Residences Three Sixty" located at Sector-70A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 55075 dated 03.07.2023 and RPIN- 633. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1396-2023. The project area for registration is 1.26 acres and the licensed area is 27.7163 acres granted under License no – 16 of 2009 dated 01.06.2009 which is valid upto 28.05.2024 and 73 of 2013 dated 30.07.2023 which is valid upto 29.07.2024.

DTCP, Haryana had issued the final joint development and marketing rights in favour of Capital Heights Pvt Ltd, Classic Infrasolutions Pvt Ltd, M3M India Pvt Ltd and Advance India Projects Pvt Ltd. vide memo no. LC-1391-III/JE(DS)/2023/14921 dated 17.05.2023.

The present application pertains to registration of 1.26 acres out of 2.79 acres (Applicant share) out of total license land i.e., 27.7163 acres. The application for registration of group housing colony was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/633 dated 19.07.2023 was issued to the promoter with an opportunity of being heard on 24.07.2023.

**On 24.07.2023**, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

No reply has been submitted by the promoter company against the deficiencies raised by the

Authority till date. In view of the same the matter is adjourned, and the next date of hearing will be conveyed after the submission of reply of deficiencies already conveyed through notice.

Project - The R

#### It is found that the Environment Clearance of the project has also expired on 03.09.2023.

The promoter has submitted a reply on 08.09.2023 which was scrutinized and the remaining deficiencies were conveyed to the promoter.

On 11.12.2023, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Pramod (AR) and Ms. Hima Kathuria (AR) are present on behalf of the promoter. The AR of the promoter requests for four week's time for submission of deficit fee alongwith other deficit documents. However, is noticed that the total area of BIP/COD in favour of the applicant promoter is 2.79 acres and the promoter had applied only for the area i.e., 1.26 acres. The AR of the promoter stated that they had obtained the OC for the balance area in 2018 only. Therefore, the Authority directed the promoter to apply for the whole area as per BIP/COD i.e., 2.79 acres and to submit the requisite fee alongwith the other deficiencies as per whole area i.e., 2.79 acres. The matter to come up on 15.01.2024 for further proceedings.

The promoter has submitted a reply on 10.01.2024 which was scrutinized and the remaining deficiencies were conveyed to the promoter.

**On 15.01.2024**, Sh. Ashish Kush, Planning Executive and Sh. M.L. Sardana, Accountant briefed about the facts of the case. Sh. Pramod Kumar (AR) and Ms. Hima Kashyap (AR) are present on behalf of the promoter. Further in compliance to earlier proceedings, the promoter has deposited the requisite fee in respect of applied area only while the promoter is required to make application along with fee for the area 2.79 acres as per BIP permission along with other deficit documents. One more opportunity is being given to the applicant promoter to comply and to submit the deficit fee and documents within four weeks. Further it is observed that the above project is part of a licensed colony measuring 27.7163 acres granted to M/s Haamid Real Estate Pvt. Ltd. and office to examine and put up the details of area already registered under above licensed colony and to initiate necessary action if any area remains either unregistered or unapplied for registration. The matter to come up on 19.02.2024.

**On 19.02.2024,** Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Pramod Kumar and Sh. Bhim Singh are present on behalf of the promoter. The AR of the promoter states that reply to the deficiencies was submitted on 16.02.2024 and only a few deficiencies are left to be rectified. He further stated that the application has been revised for the complete area of 2.79 Acres. The rest of the deficiencies shall be removed within the next two weeks. The matter to come up on 04.03.2024.

The promoter has submitted a reply on 16.02.2024 which was scrutinized and the status of the documents is mentioned below:

As per proceedings dated 19.02.2024, the promoter has not submitted the DPI for the complete area. Hence the balance fee cannot be calculated.

20.	Present compliance status	1. The phase for which registration applied is not clearly
	as on 04.03.2024 of	shown/mentioned in Plan drawings/ DPI.
	deficient documents	Status: Not Submitted.
a la contra	conveyed in hearing dated	2. The annexures in the online application are not uploaded as
	15.01.2024.	well as the correction needs to be done in the online (A-H) application.
	tanavara min mina	Status: Submitted but needs to be corrected.
1.1.1.1.1.1.1.1.1		3. Online DPI needs to be corrected.
		Status: Not Submitted.
		4. Revalidated building plan needs to be submitted.
	heralogi ut bi e	Status: Submitted. approved vide no. ZP-545-VOL- II/JD(RD)/2021/11918 Dated 18.05.2021.

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भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

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Project – The Residences Three Sixty RERA-GRG-1396-2023

and the next date if marine at the	5.	r - Brit from anot not do be bubinitted.
grees of Usign (h notice.	e vise	Status: Submitted. Approved vide no.
a abs 99,60,56 Buriger etta a	art 1.9	AAI/RHQ/NR/ATM/NOC/2022/975/5161-64 dated 14.12.2022.
commental) Bas beginizione esvi	6.	II and a second agenetes for connecting
		external services like roads, sewerage, storm water drainage needs to be submitted.
Asha, Chartered Accodition -	ald bi	Status: Not Submitted.
una (AR) are present on hebue n' n	7.	
time the submission of this	See State	submitted.
e rotul area of StR/COD m	\$ 35-W	Status: Affidavit for non-applicability submitted.
	8.	interest and the submitted.
11 - 11 - 11 - 第5年 - 954 新60 - 916 - 101 - 1		Status: Submitted.
whole area as per BIN/COD	9.	of an and the be bubinitied.
encies as per whole area		Status: The promoter stated that the excavation was
		already carried out by the landowner. Hence, it is not
was an indigited and the many	10.	required.
	10.	Non-encumbrance certificate / ROC form needs to be submitted.
Last bailed final under Accounting	10	Status: Submitted.
e en albé de merson sus (Stallar e	11.	Pert Chart needs to be submitted.
more the depressed the requirement	prog at	Status: Submitted but needs to be revised.
a make spalication along not's *	12.	Layout superimposed on the demarcation plan showing
ht documents. One more of putter to	fish n	khasra no. needs to be submitted.
nale of both set Haffab y it funds	2 & k	Status: Submitted.
southers is place of a theory when a line	13.	Draft Application form needs to be revised.
AL LLG. AND DEDGE IN PRAMIES		Status, Submitteu.
<ul> <li>a - second addition of the vertication</li> </ul>	14.	interest interest to be revised.
· · · · · · · · · · · · · · · · · · ·	15.	<b>Status: Submitted.</b> Draft BBA needs to be revised.
	15.	Status: Submitted.
Ashen Lubey, Charleted Ac	16.	Draft Conveyance deed needs to be submitted.
in single are present at poli		Status: Submitted.
strifted that His anotherman has	17.	Draft Brochure needs to be revised.
dentities that he removed which the	the first	Status: Submitted.
and the second se	18.	Cost of the land needs to be clarified according to the area
		applied for the registration.
al suict and but before the source of the	10	Status: Submitted.
	19.	Quarterly schedule of estimated sources needs to be submitted.
in additional and a state sources	due 10	Status: Not Submitted.
	20.	Project report needs to be submitted.
spicuration applied is not	-0.	Status: Not Submitted.
drawings, BPI	21.	그 것은 것 같아요. 그 것 같아요. 지난 것 같아요. 그 것 같아요. 그 것 같아요. 이렇게 많아요. 그 것 같아요. 아들 것 같아요. 아들 것 같아요. 아들 것 같아요. 이 것 않아요. 이 것 같아요. 이 것 ? ? ? ? ? ? ? ? ? ? ?
	i bi	Status: Not Submitted.
<ul> <li>Amodelia par que políticada e asi</li> </ul>	22.	Financial resources need to be met with project cost. Financial
add for he dame contine ballour () that	an no	resources need to be filled in the DPI.
		Status: Not Submitted.
is the factor take.	23.	and a sub-
Lister of Treps 1	96,001 10	disbursement schedule needs to be submitted.
Shankmitus ad a chain	24	Status: Submitted.
moved - Ville . na. : Ref. 45-VII.	24.	CHG form needs to be submitted. Status: Submitted but needs to be updated.
		status, submitted but needs to be undated.

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## Project - The Re RER

1	and the state of the state of the state of the	25.	CA certificate for non-default in payment needs to be revised.
	ALLON ALL ALLENS IN RELATE LIGHT		Status: Submitted.
	(v.J.J. LiDA)	26.	Copy of Paid EDC challan, conversion charges and License fee
	der Mileide A		needs to be submitted.
			Status: Submitted.
	anina generation (	27.	Conversion charges, License fee and rate of EDC needs to be as
	and the second		per LOI.
	and produce to the programming of the second s	100	Status: Submitted.
Sense Section of Second		28.	Other in loan and advances under financial resources needs to
	승규와 영국에 가지 않는 것을 가지 않는 것을 많을 수 없다.		be clarified.
		0800	
		29.	CA certificate for cost incurred and to be incurred needs to be
			submitted.
130000	erection ender side allere and cere	20	
	der po enderna soer to riser up i	30.	0
		1.4.1	details of authorized signatory alongwith employee code and
	18월 20일 - 19일 - 19일 - 19일 - 19일 - 19일 19일 - 19일 - 19일 19일 - 19일 - 19g		designation. Status: Submitted.
		31.	CA certificate for REP I needs to be submitted.
		51.	Status: Not Submitted.
1.	S	32.	Affidavit of promoter regarding arrangement with bank of
here i	Harney Constant worth	52.	master account under section $4(2)(l)(D)$ needs to be revised.
	ARABAR ASSERT		Status: Not Submitted.
		33.	Board resolution for authorizing bank account operation
			needs to be submitted.
			Status: Submitted.
21.	Remarks	1.	The phase for which registration applied is not clearly
			shown/mentioned in Plan drawings/ DPI.
	and the second sec	2.	The annexures in the online application are not uploaded as
		1000	well as the correction needs to be done in the online (A-H)
			application.
		3.	Online DPI needs to be corrected.
1.90		4.	Approval NOCs from the various agencies for connecting
			external services like roads, sewerage, storm water drainage
		_	needs to be submitted.
		5.	Mining permission needs to be submitted.
			Status: The promoter stated that the excavation was
			already carried out by the landowner. Hence, it is not
		6	required.
		6. 7.	Pert Chart needs to be revised.
		1.	Quarterly schedule of estimated sources needs to be submitted.
		8.	Project report needs to be submitted.
		9.	Cash flow statement need to be submitted.
		10.	Financial resources need to be met with project cost. Financial
		10.	resources need to be filled in the DPI.
		11.	CHG form needs to be revised.
		12.	Other in loan and advances under financial resources needs to
			be clarified.
		13.	CA certificate for cost incurred and to be incurred needs to be
			submitted.
		14.	CA certificate for REP I needs to be submitted.
		15.	Affidavit of promoter regarding arrangement with bank of

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Project - The R master account under section 4(2)(l)(D) needs to be revised.. On leave. **Ashish Dubey Ashish Kush Chartered Accountant Planning Executive** Day and Date of hearing Monday and 04.032024 Proceeding recorded by Ram Niwas **PROCEEDINGS OF THE DAY** Proceedings dated: 04.03.2024. Sh. Ashish Kush, Planning Executive briefed about the facts of the case. None is present on behalf of the promoter. One more and last opportunity is being granted to the applicant promoter to rectify the above deficiencies and to attend personal hearing failing which the matter shall be decided on basis of fact available on file. The matter to come up on 08.04.2024. (Ashok Sangwan) (Sanjeev Kun Arora) (Vijay Kumar Goval) Member, HARERA Member, HARERA Member, HARERA (Arun Kumar) Chairman, HARERA Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16