



Project - Sapphire Residences
RERA-GRG-1433-2023

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Sapphire Residences	
2.	Name of the promoter	M/s Summit Terracraft Pvt. Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector- 15-II, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Ajit Singh and Others	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1417-2023	
10.	License no.	77 of 2023 dated 10.04.2023.	valid upto 09.04.2028.
11.	Total licensed area	2.44687 acres	Area to be registered 2.44687 acres
12.	Projected completion date	OC- 30.04.2029 CC- 31.05.2029	
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	77 of 2023 dated 10.04.2023. 09.04.2028.
	ii)	Zoning Plan Approval	9132 dated 11.04.2023.
	iii)	Building plan Approval	ZP-1773/PA(DK)/2023/41124 dated 05.12.2023. 04.12.2028
	iv)	Environmental Clearance	SEIAA/HR/2023/355 dated 29.08.2023 28.08.2033
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/966/5127-30 dated 12.12.2022 11.12.2030

	vi)	Fire approval scheme	FS/2024/74 dated 17.01.2024.
	vii)	Service plan and estimate approval	LC—4785-JE(AK)/2024/3981 dated 01.02.2024.
20.	Fee Details		
	Registration Fee		Residential - $18,170.382 * 1.84 * 10 = \text{Rs } 3,34,335/-$ Commercial - $49.51 * 1.84 * 20 = \text{Rs } 1822/-$ Total = Rs 3,36,157/-
	Processing Fee		$18,219.892 * 10 = \text{Rs } 1,82,199/-$
	Late Fee		N/A
	Total Fee		Rs 5,18,356/-
21.	DD amount		Rs 4,70,500/- Rs 47,856/-
	DD no. and date		156236 dated 24.08.2023. 156339 dated 05.01.2024.
	Name of the bank issuing		Bank of Baroda
	Deficient amount		NIL
22.	File Status		Date
	File received on		25.08.2023
	First notice Sent on		06.09.2023
	First hearing on		11.09.2023
	Second hearing on		08.01.2024
	Third hearing on		22.01.2024
	Fourth hearing on		05.02.2024 (adjourned)
	Fifth hearing on		07.02.2024
23.	Case History:		
	<p>The Promoter M/s Summit Terracraft Pvt. Ltd. who is a collaborator has applied for the registration of real estate group housing colony namely "Sapphire Residences" located at Sector-15-II, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 57775 dated 25.08.2023 and RPIN- 642. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1433-2023. The project area for registration is 2.44687 acres i.e., total licensed area is 2.44687 acres.</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/642 dated 06.09.2023 was issued to the promoter with an opportunity of being heard on 11.09.2023.</p> <p>On 11.09.2023, 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 till 06.09.2023 against the deficiencies conveyed by the authority through notice dated 06.09.2023. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed. Further, if no response is received from the promoter within next 4 week's time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.</p> <p>In view of the proceedings dated 11.09.2023, a show cause notice before rejection of their application for registration of project was issued on 07.12.2023 vide no. HARERA/GGM/RPIN/642/ Show Cause with an opportunity of hearing on 08.01.2024.</p> <p>The promoter has submitted the reply on 06.12.2023, 08.12.2023, 13.12.2023, 19.12.2023 and</p>		



	<p>22.12.2023 which were scrutinized and the remaining deficiencies were conveyed to the promoter.</p> <p>On 08.01.2024, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Akshat Gupta (AR) Sh. Tushar Bahmani (AR) are present on behalf of the promoter. The AR of the promoter requests for two weeks' time to submit the deficit documents. The request is allowed. The matter to come up on 22.01.2024.</p> <p>The promoter has submitted the reply on 03.01.2024, 05.01.2024, 10.01.2024 and 11.01.2024 which were scrutinized and the remaining deficiencies were conveyed to the promoter.</p> <p>On 22.01.2024, Sh. Shashank Sharma, Associate Engineer Executive and Mr. M.L. Sardana, Accountant briefed about the facts of the case. Sh. Akshat Gupta (AR), Sh. Deepak Gupta (AR) and Sh. Sanjay Gupta (AR) are present on behalf of the promoter. The AR of the promoter seeks two weeks to submit the deficit documents. Request is allowed. The matter to come up on 05.02.2024.</p> <p>On 05.02.2024, the matter is adjourned to 07.02.2024.</p> <p>The promoter has submitted the reply on 30.01.2024, 01.02.2024 and 02.02.2024 which were scrutinized and the status of the documents is mentioned below:</p>
<p>24.</p>	<p>Present compliance status as on 07.02.2024 of deficient documents conveyed in last hearing dated 22.01.2024.</p> <ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not Submitted. 2. Online DPI needs to be revised. Status: Submitted but needs to be revised. 3. Details of the area allotted to the land owners needs to be submitted. Status: Submitted the details of units provisionally allotted to the landowners. 4. The clause regarding the irrevocable in the collaboration agreement needs to be clarified. Status: Not Submitted. 5. Fire scheme approval needs to be submitted. If applied, then the copy of the same needs to be submitted. Status: Submitted approved vide memo no. FS/2024/74 dated 17.01.2024. 6. Approved Service plan and estimates needs to be submitted. If applied, then the copy of the same needs to be submitted. Status: Submitted. Approved vide no. LC-4785-JE(AK)/2024/3981 dated 01.02.2024. 7. Land title search report needs to be submitted. Status: Submitted but needs to be revised as the submitted report is only based on the jamabandi of 1996-1997. 8. Approval NOCs from the various agencies for connecting external services like roads, sewerage, storm water drainage needs to be submitted. Status: Sewerage and storm water submitted. Road access pending. 9. Draft Allotment letter needs to be revised. Status: Submitted but needs to be revised. 10. Draft BBA needs to be revised.

		<p>Status: Submitted but needs to be revised.</p> <p>11. Draft Conveyance deed needs to be revised. Status: Submitted.</p> <p>12. Mining permission needs to be submitted. Status: The promoter submitted the undertaking that they will submit the permission before start of construction.</p> <p>13. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted but needs to be revised.</p> <p>14. Cash flow statement needs to be revised. Status: Not Submitted.</p> <p>15. Financial resources needs to be met with project cost. Status: Submitted.</p>
25.	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. The clause regarding the irrevocable in the collaboration agreement needs to be clarified.</p> <p>4. Land title search report needs to be revised.</p> <p>5. Approval NOCs from the various agencies for connecting external services like roads needs to be submitted.</p> <p>6. Draft Allotment letter needs to be revised.</p> <p>7. Draft BBA needs to be revised.</p> <p>8. Mining permission needs to be submitted. Status: The promoter submitted the undertaking that they will submit the permission before start of construction.</p> <p>9. Cost of the land needs to be clarified according to the area applied for the registration.</p> <p>10. Cash flow statement needs to be revised.</p>

Recommendations:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form, road access permission and Mining Permission.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

On leave

Ashish Dubey
Chartered Accountant

Ashish
07/02/2024.

Ashish Kush
Planning Executive

Day and Date of hearing

Wednesday and 07.02.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 07.02.2024.

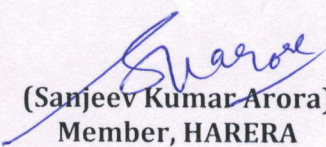
Sh. Ashish Kush, Planning Executive briefed about the facts of the case.

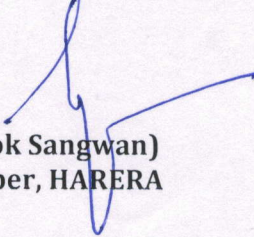
Sh. Sanjay Gupta (AR) and Sh. Akshat Gupta (AR) are present on behalf of the promoter.

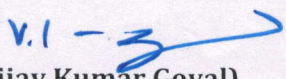
The AR of the promoter states that the mining permission will be obtained before starting excavation work and access to the project is from HSVP internal road and prior road access permission is required if the access is from sector road. So far, as the issue regarding the irrevocable clause in the Collaboration agreement, it was stated by the AR that in terms of Clause 3(b) of the Collaboration agreement, an irrevocable GPA has been signed simultaneously with the Collaboration agreement and As per Para 22 of GPA it has been clearly stated that the said that “the present Power of Attorney is irrevocable and the Executant shall ratify all acts, deeds, and things done in pursuance of the General Power of Attorney including the appointment of further Attorney(s)” and in respect of Land title search report, it is submitted by the AR of the promoter that no further Jamabandi after 1996-1997 have been generated. Further, DTCP has granted the license after ascertaining the title of land as well as the collaboration agreement and GPA alongwith other requisite approvals. Further, minor correction in allottees related draft documents will be done within two days.

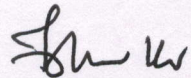
Approved as proposed.

The registration certificate shall be issued after the submission of above deficiencies.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA