




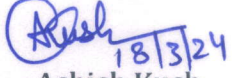
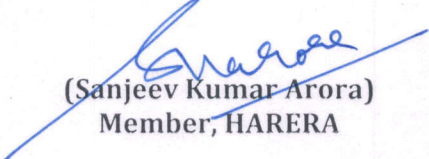
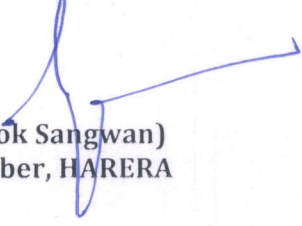
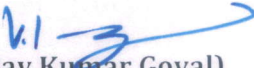

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Seasons		
2.	Name of the promoter	M/s Keystone World Pvt. Ltd.		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector-77, Gurugram		
5.	Legal capacity to act as a promoter	Joint Development Right Holder		
6.	Name of the license holder	M/s Janpriya Build Estate Pvt. Ltd.		
7.	Status of project	Ongoing		
8.	Whether registration applied for whole Phase no.	Phase 2		
9.	Online application ID	RERA-GRG-PROJ-1571-2024		
10.	License no.	67 of 2011 dated 16.07.2011.	15.07.2026	
11.	Total licensed area	16.540 acres	Area to be registered 4.035 acres	
12.	Projected completion date	OC- 30.06.2029 CC- 31.12.2029		
13.	QPR Compliances (if applicable)	-		
14.	4(2)(I)(D) Compliances (if applicable)	-		
15.	4(2)(I)(C) Compliances (if applicable)	-		
16.	Status of change of bank account	-		
17.	Details of proceedings pending against the project	-		
18.	RC Conditions Compliances (if applicable)	-		
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	67 of 2011 dated 16.07.2011	15.07.2026
	ii)	Zoning Plan Approval	ZP-739/AD(RA)/2011/13950 dated 20.09.2011	-
	iii)	Building Approval plan	Not Submitted	-
		Revised Building plan Approval	ZP-739-Vol-II/JD(RA)/2024/5446 dated 13.02.2024	13.02.2029
	iv)	Environmental Clearance	Applied on 29.07.2023	-



	v)	Airport clearance height	AAI/RHQ/NR/ATM/NOC/2023/629/2634-37 dated 01.09.2023	31.08.2031
	vi)	Fire approval scheme	Applied on 16.02.2024	
	vii)	Service plan and estimate approval	Applied on 19.02.2024	
20.	Fee Details			
	Registration Fee		To be calculated	
	Processing Fee		To be calculated	
	Late Fee		To be calculated	
	Total Fee		To be calculated	
21.	DD amount		Rs 7,28,000/-	
	DD no. and date		027438 dated 27.02.2024.	
	Name of the bank issuing		HDFC Bank	
	Deficient amount		To be calculated	
22.	File Status		Date	
	File received on		27.02.2024	
	First notice Sent on		Not Dispatched	
	First hearing on		18.03.2024	
23.	Case History:			
	<p>The Promoter M/s Keystone World Pvt. Ltd. who is a Joint Development Right Holder applied for the registration of real estate group housing colony namely "Seasons" located at Sector- 77, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 67009 dated 27.02.2024 and RPIN-726. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1571-2024. The project area for registration is 4.035 acres but the licensed area i.e., 16.540 acres granted under License no - 67 of 2011 dated 06.07.2011 which is valid upto 15.07.2026.</p> <p>The DTCP has granted license no. 67 of 2011 dated 16.07.2011 for the development of Group Housing Colony over an area admeasuring 16.54 acres in Sector 77, Gurugram in favour of M/s Janpriya Build Estate Pvt. Ltd. and M/s Triplex Housing and Land Developers Pvt. Ltd.</p> <p>Thereafter, the license was transferred in favour of M/s Janpriya Build Estate Pvt. Ltd. vide order dated 08.05.2012. Further, the permission for execution of the project in joint venture with M/s Umang Realtech Pvt. Ltd. was granted vide memo dated 07.09.2012.</p> <p>Further, the permission of joint development right holder has been obtained for an area admeasuring 4.035 acres by M/s Keystone World Pvt. Ltd. vide memo no. LC-2384-JE(SB)-2023/39284 dated 16.11.2023.</p> <p>The file is under scrutiny and notice yet to be dispatched.</p>			
24.	Present compliance status as on 18.03.2024 of deficient documents conveyed vide notice dated _____.		Deficiency notice not dispatched	



25.	Remarks	Deficiency notice not dispatched
	 Ashish Dubey Chartered Accountant	 18/3/24 Ashish Kush Planning Executive
	Day and Date of hearing	Monday and 18.03.2024.
	Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY		
Proceedings dated: 18.03.2024.		
Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.		
The office to issue the deficiency notice by tomorrow.		
The matter to come up on 01.04.2024.		
	 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA
		 (Vijay Kumar Goyal) Member, HARERA
		 (Arun Kumar) Chairman, HARERA

