

Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Arden 45	
2.	Name of the promoter	M/s Uday Buildwell Pvt Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 45, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	Sh. Mahender Singh S/o Sh. Ram Sharan Sh. Mohit Kumar Yadav S/o Sh. Dharambir	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	31.10.2026	
10.	Online application ID	RERA-GRG-PROJ-1517-2023	
11.	QPR Compliances (RC 76 of 2023 dated 10.07.2023)	Submitted	
12.	4(2)(I)(D) Compliances (RC 76 of 2023)	N/A	
13.	4(2)(I)(C) Compliances	N/A	
14.	Status of change of bank account	N/A	
15.	Details of proceedings pending against the project	N/A	
16.	RC Conditions Compliances (RC 76 of 2023)	N/A	
17.	License no.	204 of 2022 dated 13.12.2022 189 of 2023 dated 15.09.2023	valid upto 12.12.2027 valid upto 14.09.2028
18.	Total licensed area	1.025 acres	Area to be registered 1.025 acres
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	204 of 2022 dated 13.12.2022 189 of 2023 dated 15.09.2023
			12.12.2027 14.09.2028
	ii)	Zoning Plan Approval	DGTCP 8845 dated 14.12.2022
			N/A
		Revised Zoning plan approval	DGTCP-9607 dated 15.09.2023
			N/A
	iii)	Building plan Approval	ZP-1712/PA(DK)/2023/9627 dated 05.04.2023
			04.04.2028
		Revised Building plan approval	ZP-1712/PA(DK)/2024/1432 dated 12.01.2024
			11.01.2029

**HARERA****GURUGRAM****Project - Arden 45****RERA-GRG-1517-2023**

	iv) Environmental Clearance	N/A	Undertaking submitted. Not required as the total area is less than 20,000 sqm.
	v) Airport height clearance	AAI/RHQ/NR/ATM/NOC/766/3135-38 dated 27.10.2023	26.10.2031
	vi) Revised Fire scheme approval	FS/2024/252 dated 23.02.2024	
	vii) Revised Service plan and estimate approval	LC-4884/Asstt(RK)/2024/4506 dated 07.02.2024 (For additional area)	
20.	Fee details		
	Registration fee	7756.801 sqm * 1.87 * 20 = Rs 2,90,104/-	
	Processing fee	7756.801 sqm * 10 = Rs 77,568/-	
	Late fee	N/A	
	Total	Rs 3,67,672/-	
	DD Details		
	DD amount	Rs. 1,76,562/- Rs. 30,586/- Rs. 1,38,403/- Rs. 68,155/- Rs 31,534/-	
	DD no. and date	500459 dated 27.03.2023 503689 dated 28.04.2023 000039 dated 20.11.2023 000592 dated 04.01.2024 000047 dated 29.01.2024	
	Processing fee forfeited for first registration application and for additional area registration application	Rs. 46,033/- Rs. 31,535/-	
	Fee Paid but considered for this application	Rs 3,67,672/-	
Name of the bank issuing	ICICI Bank AU Small Finance Bank		
Deficient amount	Nil		
21.	File Status	Date	
	File received on	05.01.2024	
	First notice Sent on	22.01.2024	
	First hearing on	22.01.2024	
	Second hearing on	27.03.2024	
22.	Case History:		
	<p>The Promoter M/s Uday Buildwell Pvt. Ltd. who is a collaborator applied for the registration of real estate commercial colony namely "Arden 45" located at Sector-45, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 64236 dated 05.01.2024 and RPIN-695. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1517-2023. The project area for registration is same as that of the total licensed area i.e., 1.025 acres vide License no -204 of 2022 dated 13.12.2022 and 189 of 2023 dated 15.09.2023.</p> <p>Earlier the promoter obtained the license no. 204 of 2022 dated 13.12.2022 valid upto</p>		

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, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

12.12.2027 from DTCP for area admeasuring 0.65 acres and after obtaining necessary approvals the project was registered with the authority vide RC no. 76 of 2023 dated 10.07.2023 valid upto 31.10.2026.

Now the promoter obtained additional license no. 189 of 2023 dated 15.09.2023 valid upto 14.09.2028 from DTCP for additional area admeasuring 0.375 acres (in addition to earlier license) and also obtained the in-principal approval of building plans. The promoter applied for registration complete area measuring 1.025 acres i.e., earlier and additional as a single registration.

The application for registration was scrutinized and 1st deficiency notice is not issued to the promoter . An opportunity of being heard on 22.01.2024.

On 22.01.2024, Sh. Sumeet, Engineering Officer and Sh. M. L. Sardana, Accountant briefed about the facts of the case. 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.

Deficiency notice vide no. HARERA/GGM/RPIN/695 dated 22.01.2024 was issued to the promoter. The promoter has submitted the reply against the same on 06.02.2024, 26.02.2024 and 12.03.2024 which have been scrutinized and as per the approval of authority, the matter is fixed for hearing on 27.03.2024.

The status of the documents is mentioned below

<p>23. Present compliance status as on 27.03.2024 of the deficiencies as conveyed in the notice dated 22.01.2024.</p>	<ol style="list-style-type: none"> 1. Deficit Fee- Rs 31,534/- needs to be submitted. Status: Submitted vide DD no. 000047 dated 29.01.2024 amount Rs 31,534/-. 2. 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: Needs to be corrected 3. Online DPI needs to be corrected. Status: Needs to be corrected 4. Consent of 2/3rd allottees in the project needs to be submitted. Status: Promoter states that there is one allottee and consent of same submitted. 5. Copy of approved building plans (BR-III) needs to be submitted. Status: Submitted. Memo no. ZP-1712/PA(DK)/2024/1432 dated 12.01.2024. Plans needs to be submitted. 6. Revised Fire Scheme approval needs to be submitted. Status: Submitted. Memo no. FS/2024/252 dated 23.02.2024. Approved plans also needs to be submitted. 7. Approved Revised Service plans and estimates needs to be submitted. Status: Submitted. Memo no. LC-4884/Asstt(RK)/2024/4506 dated 07.02.2024 for additional area. Estimate booklet and plans also needs to be submitted along with earlier approval. 8. Approved revised zoning plan needs to be submitted.
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		<p>Status: Submitted. DGTCP-9607 dated 15.09.2023.</p> <p>9. Units allocation to the landowner and the developer in accordance with the collaboration agreement duly signed by both the parties needs to be submitted and marked on approved plans. Status: Not submitted</p> <p>10. Mutation, Jamabandi and Aks-shajra of complete area certified on the latest date not more than six months prior from the date of application needs to be submitted. Status: Submitted</p> <p>11. Latest Land title search report by advocate incorporating the bar enrolment number needs to be submitted for complete area. Status: Needs to be revised based on search at revenue department and including BAR enrolment number of advocate.</p> <p>12. Mining permission needs to be submitted. Status: Not submitted</p> <p>13. Demarcation Plan superimposed on the approved layout plan needs to be submitted. Status: Submitted.</p> <p>14. Pert chart needs to be revised. Status: Needs to be revised</p> <p>15. Allottee related draft documents i.e., application form, allotment letter, BBA needs to be submitted as per prescribed format. Status: Submitted but BBA needs to be submitted as per prescribed format.</p> <p>16. Copy of executed application form, allotment letter, BBA needs to be submitted. Status: Only BBA submitted.</p> <p>17. Draft Brochure/Advertisement document needs to be revised. Status: Needs to be revised</p> <p>18. Cost of the land needs to be clarified according to the area applied for the registration and in respect of title deed etc. Status: Not submitted</p> <p>19. REP-II needs to be provided. Status: Submitted</p> <p>20. KYC of all the Directors need to be provided. Status: Submitted</p> <p>21. Project report needs to be revised. Status: Submitted</p> <p>22. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be provided. Status: Submitted</p> <p>23. Challan copy of paid IDC, EDC needs to be provided. Status: Submitted but not matched with DPI</p> <p>24. MOA/AOA GST certificate and TAN number copy needs to be provided.</p>
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		<p>Status: COI, GST, TAN, PAN submitted and MOA & AOA not submitted</p> <p>25. CA certificate for Net worth of promoter needs to be provided. Status: Submitted</p> <p>26. Supporting documents for land cost needs to be provided. Status: Not submitted</p> <p>27. Financial and inventory details certified by CA needs to be provided. Status: Submitted</p> <p>28. Non-Encumbrance certificate provided but not adequate needs to be rectified/clarified. Status: Submitted but needs to be revised</p> <p>29. In respect of financial sources (loan) mentioned from Financial Institution shown but no supporting document of bank/Financial institution report attached. Status: Submitted</p> <p>30. CA certificate needs to be provided for quarterly expenditure/Net cash flow statement/Quarterly source of funds. Status: Submitted but fund availability not matched with DPI</p> <p>31. Need to submit full copy of independent Auditors report. Status: Submitted</p>
	<p>Remarks</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. 2. Online DPI needs to be corrected. 3. Copy of all approved building plans needs to be submitted. 4. Revised Fire Scheme approval plans needs to be submitted. 5. Approved Revised Service plans and estimates (estimate booklet and plans) needs to be submitted. 6. Units allocation to the landowner and the developer in accordance with the collaboration agreement duly signed by both the parties needs to be submitted and marked on approved plans. 7. Latest Land title search report by advocate incorporating the bar enrolment number needs to be revised for complete area. 8. Mining permission needs to be submitted. 9. Pert chart needs to be revised. 10. Allottees draft BBA needs to be submitted as per prescribed format. 11. Copy of executed application form, allotment letter needs to be submitted. 12. Draft Brochure/Advertisement document needs to be revised. 13. Cost of the land needs to be clarified according to the area applied for the registration and in respect of title deed etc. 14. Challan copy of paid IDC, EDC provided but not matched with DPI.



		15. MOA & AOA copy needs to be provided. 16. Supporting documents for land cost needs to be provided. 17. Non-Encumbrance certificate provided but not adequate needs to be rectified/clarified. 18. CA certificate provided for quarterly expenditure/Net cash flow statement/Quarterly source of funds but fund availability not matched with DPI.
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Suruchi Pandey
Suruchi

Chartered Accountant

Sumeet

Sumeet
Engineering Officer

Day and Date of hearing	Wednesday and 27.03.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 27.03.2024.

Sh. Sumeet, Engineering Officer and Ms. Suruchi, Chartered Accountant briefed about the facts of the case.

Sh. Ashwani Kumar (AR) is present on behalf of the promoter.

The reply was submitted yesterday and needs to be examined by the office. Further the applicant promoter has requested for amendment/supersession of the earlier RC and hence a public notice be also issued giving 10 days' time for inviting objections if any pertaining to the revision in the building plan and supersession of the earlier registration.

The matter to come up on 15.04.2024.

Sanjeev Arora
(Sanjeev Kumar Arora)
Member, HARERA

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar
(Arun Kumar)
Chairman, HARERA