

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	
	Phase no.	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	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 plan Approval	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		20.03.2023	
	First hearing on		18.03.2024	
	Second hearing on		01.04.2024	
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>On 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.</p>			
24.	Present compliance status as on 01.04.2024 of deficient documents		<ol style="list-style-type: none"> 1. Deficit Fee - Rs 26,18,771/-. 2. Two-third consent from the existing allottees regarding the revision of building plans needs to be submitted. 	

<p>conveyed vide notice dated 20.03.2024.</p>	<ol style="list-style-type: none"> 3. Clarification regarding the left-out area for registration out of total licensed area i.e., 1,965 acres needs to be submitted. 4. Comparison sheet between the original building plans and revised building plans needs to be submitted. 5. Affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the area applied for registration needs to be submitted. 6. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 7. Online DPI needs to be corrected. 8. Environment Clearance needs to be submitted. 9. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. 10. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. 11. Approval NOC's from various agencies for connecting external services like road and water supply needs to be submitted. 12. Mutation and Jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted. 13. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. 14. Draft Application form needs to be revised. 15. Draft Allotment letter needs to be revised. 16. Draft Builder Buyer Agreement needs to be revised. 17. Draft Conveyance Deed needs to be revised. 18. HUDA construction water NOC needs to be submitted. 19. Pert Chart needs to be submitted. 20. Draft Brochure needs to be submitted. 21. Mining permission needs to be submitted. 22. GST Certificate needs to be update as Directors details reflected in GST Certificate is not same as MCA website. 23. Certificate of Incorporation needs to be submitted. 24. KYC of Structural Engineer, CA, MEP Consultant, Architect is needs to be submitted. 25. Board resolution is required from Jan Priya Buildestate Pvt ltd (Owner) for authorizing Sanjiv Kumar Jain as an authorize signatory for purpose of entering in collaboration agreement. 26. Board resolution is required from Umang Realtech Pvt. Ltd. (Erstwhile Developer) for authorizing Gaurav Verma as an authorize signatory for purpose of entering in collaboration agreement. 27. Board resolution is required from Keystone World Pvt Ltd (Developer) for authorizing Vaibhav Tapdiya as an authorize signatory for purpose of entering in collaboration agreement. 28. Board resolution is required from Uppal Housing Pvt Ltd (Confirming party) for authorizing Sanjiv Kumar Jain as an authorize signatory for purpose of entering in collaboration agreement. 29. As per collaboration agreement, Charge is created by Axis Bank on the project land. Loan sanction agreement and repayment schedule needs to be submitted. 30. No objection certificate required from Axis bank, as charge on land is created.
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		<p>31. Cost of the land needs to be clarified according to the area applied for the registration as Cost of Land as per DPI is Rs 2514 lakhs for 4.0350 acre.</p> <p>32. Complete NEC certificate is required as Khasra No. mention in NEC certificate is not match with DPI.</p> <p>33. Independent Audit Report for FY 21-22 & FY 22-23 with financial statement needs to be submitted.</p> <p>34. Board resolution is required in compliance of 70% collection in RERA A/c with specific project name account.</p> <p>35. Project report needs to be submitted.</p> <p>36. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project are required.</p> <p>37. CA certificate for Net worth of promoter needs to be submitted.</p> <p>38. Quarterly schedule of estimated sources needs to be submitted.</p> <p>39. Quarterly schedule of estimated expenditure needs to be submitted.</p> <p>40. Quarterly cash flow statement needs to be submitted.</p> <p>41. Affidavit for 4(2)(1)(d) needs to be submitted.</p> <p>42. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(1)(D) needs to be submitted.</p> <p>43. Details of financial resources of the project is not provided in DPI.</p>
25.	Remarks	No reply received till the date of hearing

Ashish Dubey

Ashish Dubey
Chartered Accountant

Deepika

Deepika
Planning Executive

Day and Date of hearing

Monday and 01.04.2024.

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 01.04.2024.

Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

The reply has been submitted today. The office to examine the reply. -

The matter to come up on 15.04.2024.

(Sanjeev Kumar Arora)
(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
(Ashok Sangwan)
Member, HARERA

v.1-3
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
(Arun Kumar)
Chairman, HARERA