



# HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी,डब्ल्यू,डी. विश्राम गृह, सिविल लाईस, गुरुग्राम, हरियाणा

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

Hearing brief for registration of Project u/s 4

| C NI - | Dantis   | 7                                       | g brief for registration                                 | on or Project u/84               | THE REPORT OF THE PARTY OF  |  |  |
|--------|--|---|--|----------------------------------|-----------------------------|--|--|
| S.No   | Partic   | culars                                  | Details  |                                  |                             |  |  |
| 1.     | Name   | of the project                          | The Residences Th  | Configuration (                  |                             |  |  |
| 2.     | Name of the promoter   |   | M/s Capital Heights Pvt. ltd.                            |                                  |                             |  |  |
| 3.     | Nature of the project  |   | Group Housing  |                                  |                             |  |  |
| 4.     | Location of the project  |   | Sector- 70A, Gurugram                                    |                                  |                             |  |  |
| 5.     | Legal capacity to act as a promoter                                      |   | Joint Development Right Holder                           |                                  |                             |  |  |
| 6.     | Name of the license holder   |   | M/s Haamid Real Estate Pvt. Ltd.                         |                                  |                             |  |  |
| 7.     | Status of project  |   | Ongoing  |                                  |                             |  |  |
| 8.     | Whether registration applied for whole                                   |   | Phase  |                                  |                             |  |  |
|        | Phase no.  |   | (Not Specified)  |                                  |                             |  |  |
| 9.     |  | e application ID                        | RERA-GRG-PROJ-1396-2022                                  |                                  |                             |  |  |
| 10.    | License no.  |   |  |                                  | 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   |                                  | An gallead date.            |  |  |
| 13.    | QPR  | Compliances (if                         | N/A months and annual bases                              |                                  | Second bearing on           |  |  |
| 14.    | 4(2)(  | (if cable)                              | N/A approximation  |                                  |                             |  |  |
| 15.    | Statutory approvals either applied for or obtained prior to registration |   |  |                                  |                             |  |  |
|        | S.No   | Particulars                             | Date of approval   |                                  | Validity upto               |  |  |
|        | i) License Approval  |   | 16 of 2009 dated 01.06.2009                              |                                  | 28.05.2024                  |  |  |
|        |  |   | 73 of 2013 dated 30.07.2013                              |                                  | 29.07.2024                  |  |  |
|        | ii)  | Zoning Plan<br>Approval                 | DGTCP-4021 dated 30.07.2013                              |                                  | The Promoter M/s C          |  |  |
|        | iii)   | Building plan<br>Approval               | ZP-545/AD(RA)/2017/1238 dated 27.01.2017                 |                                  | 26.01.2022 (Expired)        |  |  |
|        | rustij.l<br>teranov  | Revised building plan                   |  | (RD)/2021/11918<br>8.05.2021     | 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<br>27.04.2022                    |                                  | 26.04.2032                  |  |  |
|        | v) Airport height clearance  |   | AAI/RHQ/NR/ATM/NOC/2014/241/<br>934-938 dated 24.05.2019 |                                  | 21.07.2022 (Expired)        |  |  |
|        | rene v   | Revalidated Airport<br>height clearance | AAI/RHQ/NR/AT  | M/NOC/2022/975/<br>ed 14.12.2022 | 13.12.2030                  |  |  |
|        | vi)  | Fire scheme approval                    |  | 272/43774 dated<br>3.2015        | histograph (SE of Editable) |  |  |



Project - The Residences Three Sixty

|       | 1                        |                                    | RERA-GRG-1396-202  |  |  |
|-------|--------------------------|------------------------------------|--|--|--|
| m San | vii)                     | Service plan and estimate approval | LC-1391-B-JE(BR)-2017-10390 dated 18.05.2017   |  |  |
| 16.   | Fee 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<br>1,56,158/- * 5 = Rs 7,80,790/-   |  |  |
|       | Total Fee                |                                    | Rs 10,26,181/-   |  |  |
| 17.   | DD amount                |                                    | Rs 1,78,473/-<br>Rs 89,237/-<br>Rs 7,58,471/-  |  |  |
|       | DD no. and date          |                                    | 002609 dated 01.07.2023.<br>002610 dated 01.07.2023.<br>002704 dated 16.10.2023  |  |  |
|       | Name of the bank issuing |                                    | HDFC Bank  |  |  |
|       | Deficient amount         |                                    | NIL  |  |  |
| 18.   | File Status              |                                    | Date and the same state of the |  |  |
|       | File received on         |                                    | 03.07.2023   |  |  |
|       | First notice Sent on     |                                    | 19.07.2023   |  |  |
|       | First hearing on         |                                    | 24.07.2023   |  |  |
|       | Second hearing on        |                                    | 11.12.2023   |  |  |
|       | Third hearing on         |                                    | 15.01.2024   |  |  |
|       | Fourth hearing on        |                                    | 19.02.2024   |  |  |
|       | Fifth hearing on         |                                    | 04.03.2024   |  |  |
|       | Sixth hearing on         |                                    | 08.04.2024   |  |  |
| 19.   | Case I                   | History:                           | LUS AR ED NORTH SATE TO A C  |  |  |

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 1st 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



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

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.

### 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 weeks' 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.

On 04.03.2023, 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.

No reply received since the last hearing i.e. 04.03.2024

20. Present compliance status as on 08.04.2024 of

1. The phase for which registration applied is not clearly shown/mentioned in Plan drawings/ DPI.



## Project - The Residences Three Sixty

|  | -        | RERA-GRG-1396-202  |
|--|----------|--|
| deficient documents  |          | Status: Not Submitted.                                       |
| conveyed in hearing dated  | 2.       | The annexures in the online application are not uploaded as  |
| 04.03.2024.  | harrist  | well as the correction needs to be done in the online (A-H)  |
| witten demands become  | - Maria  | application.   |
|  |          | Status: Submitted but needs to be corrected.                 |
| - also expired on 03.09.2023   | 3.       | Online DPI needs to be corrected.                            |
|  | 0.       | Status: Not Submitted.                                       |
| them that any nur new term of some   | 4.       | Revalidated building plan needs to be submitted.             |
|  | 7.       |  |
|  |          | Status: Submitted. approved vide no. ZP-545-VOL-             |
| DOING THE CONTROL OF THE PARTY OF THE PARTY  | MA DE    | II/JD(RD)/2021/11918 Dated 18.05.2021.                       |
| aut in heuse un successe aux late) such  | 5.       | Revalidated Airport height clearance needs to be submitted.  |
| and traffigly to propositionally and autificial  | pleety   | Status: Submitted. Approved vide no.                         |
| to me of all 1002/110 to eats later of   | T. Indi  | AAI/RHQ/NR/ATM/NOC/2022/975/5161-64 dated                    |
| the area has been site of pares.   | in ber   | 14.12.2022.  |
| C for the belance area in 2014 only  | 6.       | Approval NOCs from the various agencies for connecting       |
| whole area as per RIP/COD L. 2.79  | 101 til  | external services like roads, sewerage, storm water drainage |
| forencies as not whole area is a pro-  | to rec   | needs to be submitted.                                       |
| and the second second  | San arri | Status: Not Submitted.                                       |
|  | 7.       | Affidavit/NOC for Natural conservation Zone needs to be      |
| was scrattelized and the containing  | Diriw    | submitted.   |
|  |          | Status: Affidavit for non-applicability submitted.           |
| The second secon | 0        |  |
| March 19 19 18 CHINA HARRING THE PARTY OF TH | 8.       | HUDA construction water NOC needs to be submitted.           |
| service introducerate and the forest deals   | 1000     | Status: Submitted.   |
| on sumber an onesdess ses un aus   | 9.       | Mining permission needs to be submitted.                     |
| and the state made material de material co   | besto    | Status: The promoter stated that the excavation was          |
| refoul page from each simple pob the   | lolt to  | already carried out by the landowner. Hence, it is not       |
| about the sound has and too commits  | of h     | required.  |
| project is part as a limensed column   | 10.      | Non-encumbrance certificate / ROC form needs to be           |
| ton be selfmon of asilio bine but the  | ann's    | submitted.   |
| solve wastered district of the engle   | house    | Status: Submitted.   |
| terestion. The mutter to contain on  | 11.      |  |
|  |          | Status: Submitted but needs to be revised.                   |
|  | 12.      | Layout superimposed on the demarcation plan showing          |
| Ashish Dubey, Chartered Acceptator   | 14.      | khasra no. needs to be submitted.                            |
| hin Singh are present on being of the  | DE       |  |
| \$500, U.S.I on bythindus new solumbic   | 12       | Status: Submitted.   |
| maked that the application his been  | 13.      | Draft Application form needs to be revised.                  |
| of the second will be removed with the the   |          | Status: Submitted.   |
|  | 14.      | Draft Allotment letter needs to be revised.                  |
|  |          | Status: Submitted.   |
| and to sunstend and the status of the  | 15.      | Draft BBA needs to be revised.                               |
|  | 1        | Status: Submitted.   |
|  | 16.      | Draft Conveyance deed needs to be submitted.                 |
| and the 1919 for the complete area.  | 128,3499 | Status: Submitted.   |
|  | 17.      | Draft Brochure needs to be revised.                          |
| to soul sees and to street edd mode.   |          | Status: Submitted.   |
| the pitch at the manuscript at with  | 18.      |  |
|  | Attended |  |
| one heating latting which the matter   | eraq b   | applied for the registration.                                |
| cepte up on 08.04.2024.  | 100      | Status: Submitted.   |
|  | 19.      | Quarterly schedule of estimated sources needs to be          |
|  |          | submitted.   |
| registration applied is not hearly   | dollar   | Status: Not Submitted.                                       |
| CONTRACTOR OF THE PROPERTY OF  | 20.      | Project report needs to be submitted.                        |



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

| 2585  | TE LOSSINATION   |           | RERA-GRG-1396-202   |
|-------|--|-----------|---|
| leizn | be mer with project real. Fin  | u famo    | Status: Not Submitted.  |
|       | In the DPL   | 21.       | Cash flow statement need to be submitted.                       |
| HE I  | bear bear bear bear bear bear bear bear  | 2 4010    | Status: Not Submitted.  |
| orah  | under financial resources ner  | 22.       | Financial resources need to be met with project cost. Financial |
|       |  |           | resources need to be filled in the DPI.                         |
| ad or | red and to be incurred needs   |           | Status: Not Submitted.  |
|       |  | 23.       | Loan document along with sanction letter, repayment and         |
|       | ds to be submitted.  | 9 1 000   | disbursement schedule needs to be submitted.                    |
| To A  | ed diw someoners andress   | 200       | Status: Submitted.  |
| 100   | un 4(2)(1)(1)) meds to be revis  | 24.       | CHG form needs to be submitted.                                 |
|       |  |           | Status: Submitted but needs to be updated.                      |
|       | OWING D  | 25.       | CA certificate for non-default in payment needs to be revised.  |
|       |  |           | Status: Submitted.  |
|       | Objection Francisco  | 26.       | Copy of Paid EDC challan, conversion charges and License fee    |
|       | Walter State of the State of th |           | needs to be submitted.  |
|       |  |           | Status: Submitted.  |
|       |  | 27.       | Conversion charges, License fee and rate of EDC needs to be as  |
|       |  | 300       | per LOI.  |
|       |  |           | Status: Submitted.  |
|       | I me tustis believe (Tespelle)   | 28.       | Other in loan and advances under financial resources needs to   |
|       |  |           | be clarified.   |
|       | I constitution in the second second  |           | Status: Not Submitted.  |
|       | CHICAL PRICE REPORTS DITTLE TRACETORIC TO  | 29.       | CA certificate for cost incurred and to be incurred needs to be |
|       | 100  | O Art Vie | submitted.  |
|       |  |           | Status: Not Submitted.  |
| 3 - Y |  | 30.       | Bank Undertaking needs to be revised after incorporating the    |
|       |  |           | details of authorized signatory alongwith employee code and     |
|       |  |           | designation.  |
|       | - IV   | 1         | Status: Submitted.  |
|       | Clause against wells?  | 31.       |   |
|       | Affilial madinals  |           | Status: Not Submitted.  |
|       |  | 32.       | Affidavit of promoter regarding arrangement with bank of        |
|       |  |           | master account under section 4(2)(l)(D) needs to be revised.    |
|       |  |           | 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.                          |
|       |  | 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.  |
|       |  | 3.        | Online DPI needs to be corrected.                               |
|       |  | 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.                        |
|       |  | 6.        | Pert Chart needs to be revised.                                 |
|       |  | 7.        | Quarterly schedule of estimated sources needs to be             |
|       |  |           | submitted.  |
|       |  | 8.        | Project report needs to be submitted.                           |
|       |  | 9.        | Cash flow statement need to be submitted.                       |



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

**Planning Executive** 

| be submitted                                  | 10. Financial resources need to be met with project cost. Financial resources need to be filled in the DPI.               |
|---|---|
|   | 11. CHG form needs to be revised.   |
| be mat with project cost. Financial a the OPL | 12. Other in loan and advances under financial resources needs to be clarified.   |
| ancion letter, repayment and                  | 13. CA certificate for cost incurred and to be incurred needs to be submitted.  |
| ds in be submitted.                           | 14. CA certificate for REP I needs to be submitted.   |
| tion)   | 15. Affidavit of promoter regarding arrangement with bank of master account under section 4(2)(l)(D) needs to be revised. |

**Chartered Accountant** 

Monday and 08.04.2024

Day and Date of hearing Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 08.04.2024.

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

Sh. Pramod Kumar (AR) and Sh. Bhim (AR) are present on behalf of the promoter and states that reply to the deficiency notice has been submitted today. The same be examined by office.

The matter to come up on 29.04.2024.

(Sanjeev Kumar Arora) Member, HARERA

(Ashok Sangwan) Member, HARERA

(Vijay Kumar Goyal) Member, HARERA

(Arun Kumar) Chairman, HARERA