

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

Promoter Name: M/s Fantasy Buildwell Pvt Ltd.
Project Name: The Manor
PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No.	Particulars	Details
1.	Name of the project	The Manor
2.	Name of the promotor	M/s Fantasy Buildwell Pvt. Ltd.
3.	Nature of the project	Group Housing colony
4.	Location of the project	Sector-2, Gawal Pahari, Gurugram.
5.	Legal capacity to act as a promoter	License holder
6.	Name of the license holder	M/s Fantasy Buildwell Pvt. Ltd.
7.	Name of the Collaborator	N/A
8.	Whether registration applied for whole	For additional land.
9.	Status of project	New
10.	Online Application ID	RERA-GRG-1498-2023
11.	Date of completion of project as per REP-II/4(2)(I)(c)	31.08.2028.
12.	QPR Compliance (If applicable)	For RC no 164 of 2017 Submitted - Dec 18 to Dec 23.
13.	4(2)(I)(d) Compliance (If applicable)	For RC no 164 of 2017 Submitted - 2021-22, 2022-23 Pending - 2018-2019, 2019-20, 2020-21.
14.	License no.	74 of 2012 dated 31.07.2012. Valid up to 30.07.2017. (For RC no 164 of 2017) 186 of 2023 dated 12.09.2023. Valid up to 11.09.2028.
15.	Total licensed area	10.096875 acres + 4.26875 acres = 14.365625 acres
		Area to be registered 4.26875 acres
16.	RC No	164 of 2017 dated 29.07.2017 valid up to 27.02.2024 (Including extension u/s 6). (For license no 74 of 2012 dated 31.07.2012 area admeasuring 10.096875 acres.)
17.	Fee Details	
	Registration Fee	Residential - 41641.673 x 1.9 x 10 = Rs. 7,91,192/-

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		Commercial - 200.764 x 20 x 1.9 = Rs. 7,629/- Total - Rs. 7,98,821/-		
	Processing Fee	41842.437 x 10 =Rs. 4,18,424/-		
	Late Fee	N/A		
	Total Fee	Rs. 12,17,245/-		
	DD Amount	Rs. 8,33,953/- RS. 3,83,292/-		
	DD date and no	559048 dated 16.12.2024. 868087 dated 02.03.2024.		
	Name of the bank issuing	HDFC Bank		
	Deficient amount	NIL		
18.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	i)	License Approval	74 of 2012 dated 31.07.2012. 186 of 2023 dated 12.09.2023.	30.07.2017 11.09.2028
	ii)	Zoning Plan Approval	DTCP 9602 dated 13.09.2023.	
	iii)	Building plan Approval	ZP-837-Voll. - II/JD(RA)/2024/5740 dated 15.02.2024	14.02.2029
	iv)	Environmental Clearance	Not Submitted.	
	v)	Airport height clearance	PALM/NORTH/B/091723/789 485 dated 05.10.2023	04.10.2031
	vi)	Fire scheme approval	FS/2024/328 dated 05.03.2024	
	vii)	Service plan and estimate approval	Not Submitted.	
	viii)	Electricity load availability connection	Ch-60/DGR-26B dated 13.12.2023	
19.	File Status	Date		
	Project received on	10.01.2024		
	First notice sent on	30.01.2024		
	First hearing on	29.01.2024		
	Second hearing on	04.03.2024		
20.	Case History:			
	An application regarding registration of group housing colony namely "Paras Manor" situated at Sector-2, Gurugram, Haryana being developed by M/s Fantasy Buildwell Pvt Ltd. was submitted on 10.01.2024 under section 4 of Real Estate (Regulation and Development), Act 2016.			



	<p>This application for registration falls under license no. 186 of 2023 for area admeasuring 4.26875 acres dated 12.09.2023 valid up to 11.09.2028 being issued in favour M/s Fantasy Buildwell Pvt Ltd. This license is in addition to license no 74 of 2012 dated 31.07.2012 which had been registered with the Authority vide 164 of 2017 dated 29.07.2017 valid up to 27.02.2024 (Including extension u/s 6).</p> <p>Proceedings dated 29.01.2024. Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. 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.</p> <p>The promoter has submitted the reply on 05.02.2024, 16.02.2024 and 29.02.2024 which were scrutinized, and the remaining deficiencies were conveyed to the promoter.</p> <p>The promoter has requested for change in name from "Paras Manor" to "The Manor" via application dated 05.02.2024. Proceedings dated 04.03.2024. Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Pradeep Garg (AR) is present on behalf of the promoter. The promoter is required to submit consent from at least 2/3rd allottees required under section 14(2)(ii) of the Act of 2016 as changes/revisions in respect of plot 4 has been made vis a vis earlier approved layout plan along with rectification of other deficiencies including approval of service plans and estimates and environmental clearance. The matter to come up on 18.03.2024.</p> <p>The promoter has submitted the reply on 06.03.2023 and 07.03.2024 which is scrutinized, and the remaining deficiencies were conveyed to the promoter.</p> <p>The promoter has submitted the fire scheme approval vide memo no FS/2024/328 dated 05.03.2024 and the promoter has submitted an affidavit stated that there is no changes in the common areas of the existing project "Paras Quartier" in any manner and the rights of the Allottees/Customers in the Tower - PL-1 and PL-3 of the existing project "Paras Quartier" are not affected in any manner due to grant of additional license, RERA Registration and development of the Residential Group housing colony on land admeasuring 4.26875 acres granted vide additional license 186 of 2023 dated 12.09.2023. Further, promoter has submitted the consent from Mr. Gaurav Sehgal, President Paras Quartier Housing Condominium Association for seeking RERA Registration of the Upcoming residential project "The Manor" on additional license 186 of 2023 dated 12.09.2023 on land admeasuring 4.26875 acres. In the light of above facts, the promoter wants to register their project at the earliest. So, on the request of the promoter, the matter is preponed from 18.03.2024 to 11.03.2024.</p>	
21.	<p>Present compliance status as on 11.03.2024 of deficient documents as observed in last hearing dated 04.03.2024</p>	<p>1. Deficit fee of Rs. 3,83,292 needs to be submitted. Status -Submitted Rs. 3,83,292/- vide DD no 868087 dated 02.03.2024 of HDFC bank.</p>

	<p>2. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status – Not submitted.</p> <p>3. Corrections in online detailed project information needs to be done. Status – Submitted but needs to be revised.</p> <p>4. Copy of 2/3rd consent of existing allottees needs to be submitted. Status – The promoter has submitted an affidavit stated that there is no changes in the common areas of the existing project “Paras Quartier” in any manner and the rights of the Allottees/Customers in the Tower – PL-1 and PL-3 of the existing project “Paras Quartier” are not affected in any manner due to grant of additional license. RERA registration and development of the Residential Group housing colony on land admeasuring 4.26875 acres granted vide additional license 186 of 2023 dated 12.09.2023. Further, promoter has submitted the consent from Mr. Gaurav Sehgal, President Paras Quartier Housing Condominium Association for seeking RERA Registration of the Upcoming residential project “The Manor” on additional license 186 of 2023 dated 12.09.2023 on land admeasuring 4.26875 acres. The promoter also stated that they don’t require 2/3rd consent as per clause no 4.1.1 and 4.3 of the notification/policy issued by ACS, TCP, Haryana dated 24.04.2023 and the above said project i.e., phase-III has been approved in phasing by DTCP, Haryana on 25.10.2023. Further, phase-III which is applied has separate overall services and amenities such as sewerage system including STP, UGT, Irrigation system, Storm water drainage system, Fire system and commercial, club house, swimming pool etc. Moreover, promoter have transferred entire FAR of plot-4(Phase-II) to phase -III and there is no construction ever done in plot-4(phase-II), no sale and</p>
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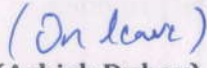
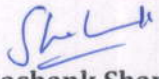
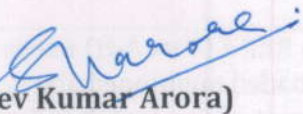
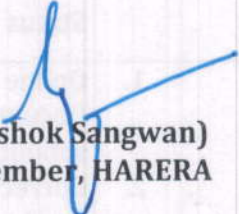
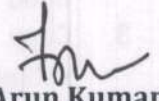

	<p>3rd party rights ever created for plot -4(phase-II) and hence there are no allottees for plot-4(phase-II).</p> <p>5. As per the old site plan, there are 2 towers in plot 4 and in new site plan, in plot 4 only commercial component and green areas including common facilities are there and those 2 towers has been eliminated, the same needs to be clarified. Status - The promoter stated that, they have transferred entire FAR of plot-4(Phase-II) to phase -III and there is no construction ever done in plot-4(phase-II), no sale and 3rd party rights ever created for plot -4(phase-II) and hence there are no allottees for plot-4(phase-II).</p> <p>6. All approved building plans need to be submitted. Status - Submitted.</p> <p>7. Environmental clearance needs to be submitted. Status - Not submitted.</p> <p>8. Copy of approved fire scheme needs to be submitted. Status - Submitted.</p> <p>9. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. Status - Not submitted.</p> <p>10. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. Status - Submitted.</p> <p>11. Forest land diversion NOC, or affidavit for non-applicability needs to be submitted. Status - Submitted.</p> <p>12. Mutation, jamabandi and Akshjra certified on latest dates needs to be submitted. Status -Submitted.</p> <p>13. Electrical load availability connection needs to be submitted. Status - Submitted.</p> <p>14. Project report needs to be submitted. Status - Submitted.</p> <p>15. Land title search report needs to be submitted. Status - Submitted but needs to be revised.</p>
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	<ol style="list-style-type: none">16. Approval NOCs from the various agencies for connecting external services like, storm water drainage, water supply, sewage disposal needs to be submitted. Status -Submitted.17. Information to revenue department needs to be submitted. Status - Submitted.18. Mining permission needs to be submitted. Status - Not submitted and promoter has submitted an affidavit that they will apply for mining permission before start of construction and will be submitted once they received.19. PERT chart needs to be submitted. Status - Submitted.20. Draft brochure needs to be submitted. Status - Submitted.21. Draft allotment letter needs to be revised. Status - Submitted.22. Draft BBA needs to be revised. Status - Submitted.23. Draft conveyance deed needs to be revised. Status - Submitted.24. Quarterly source of funds till end of project needs to be provided. Status - Submitted.25. Quarterly schedule of estimated expenditure needs to be Provided. Status - Submitted.26. CA certificate for non-default in payment of debts and liabilities needs to be provided. Status - Submitted.27. Cash flow statement need to be provided. Status - Submitted.28. REP II needs to be revised as project cost mentioned are not in line with details in other sections. Status - Submitted.29. CA certificate for net worth of promotor needs to be provided. Status -Submitted.30. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules.
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		<p>Status -Submitted.</p> <p>31. 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>32. CHG form of ROC needs to be provided. Status - Submitted.</p> <p>33. Copy of paid challan EDC, IDC, Conversion charges and license fee needs to be provided. Status - Submitted.</p> <p>34. Cost of the land needs to be clarified according to the area applied for the registration. Status - Clarified.</p> <p>35. Challan copy of paid IDC, EDC needs to be provided. Status - Submitted.</p> <p>36. Financial and inventory details verified by CA needs to be provided. Status - Submitted.</p> <p>37. Cost of the project in REP-I needs to be revised. Status - Submitted.</p> <p>38. Copy of TAN number needs to be provided. Status -Submitted.</p> <p>39. Copy of GST certificate needs to be provided. Status -Submitted.</p> <p>40. Arrangements of sources of funds from financial institutions need to be provided. Status - Submitted.</p> <p>41. CA certificate for cost incurred and to be incurred up to the date of registration needs to be provided. Status -Submitted.</p> <p>42. Readable financial statements for last three years of promoter need to be submitted. Status - Submitted.</p>
22.	Remarks	<p>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each.</p> <p>2. Corrections in online detailed project information need to be done.</p> <p>3. Copy of 2/3rd consent of existing allottees needs to be submitted.</p> <p>4. Environmental clearance needs to be submitted.</p>

	5. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.
	6. Land title search report needs to be submitted.
	7. Mining permission needs to be submitted.
 (Ashish Dubey) Chartered Accountant	 (Shashank Sharma) Associate Engineer Executive
Day and Date of hearing	Monday and 11.03.2024
Proceeding recorded by	Sh. Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceedings dated 11.03.2024.</p> <p>Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.</p> <p>Sh. Pardeep Garg (AR), Sh. Kunal Rishi (COO) are present on behalf of promoter.</p> <p>The AR of the promoter states that, they have submitted an affidavit stating that there are no changes in the common areas of the existing project "Paras Quartier" in any manner and the rights of the Allottees/Customers in the Tower – PL-1 and PL-3 of the existing project "Paras Quartier" are not affected in any manner due to registration of area under additional license. He further submitted that no rights of existing allottees have been affected adversely in any manner by approval of revised building plans by DTCP vide memo no. ZP-837-Voll. -II/JD(RA)/2024/5740 dated 15.02.2024. Further consent from "Paras Quartier" Housing Condominium Association for seeking RERA Registration of the Upcoming residential project "The Manor" has been submitted to the Authority and the project applied is covered under Clause 4.3.3 of the Policy vide memo no. Misc-862/2023/7/1/2023-2TCP/11689-91 dated 24.04.2023 regarding no prior consent.</p> <p>It is noted that the Authority has already required the promoter to submit the consent from at least 2/3rd allottees required under section 14(2)(ii) of the Act of 2016. The applicant is claiming that his project and approval of revised building plans is covered under 4.3.3 of the above policy and hence is exempted from seeking 2/3rd consent of the existing allottee. It is however noted that the DTCP while approving the revised building plans has itself sought objections/suggestions through the publication from each existing allottees regarding the amendment in the building plans and no objections has been received from any allottees in respect of the amendments made in the building plans.</p> <p>In view of the above submissions, the Authority decides to seek confirmation /clarification from DTCP to this effect before further considering the matter.</p> <p>The matter to come up on 27.03.2024 at 3pm.</p>	
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA
	 (Arun Kumar) Chairman, HARERA
	 (Vijay Kumar Goyal) Member, HARERA