

**Hearing brief for registration of Project u/s 4**

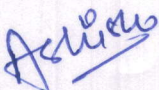
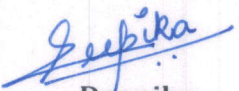
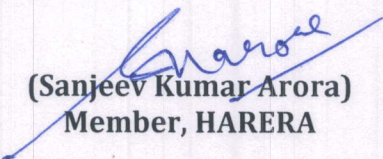
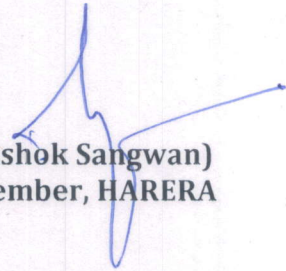
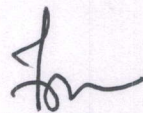
S.No	Particulars	Details	
1.	Name of the project	The Select Premia	
2.	Name of the promoter	M/s Adore Propmart LLP	
3.	Nature of the project	Group Housing colony	
4.	Location of the project	Sector 77. Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Sh. Ram Avtar S/o Dharmo, Sh. Satendra S/o Ramphal and others	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1560-2024	
10.	License no.	264 of 2023 dated 19.12.2023	
11.	Total licensed area	9.2453 Acres	Area to be registered 9.2453 Acres
12.	Projected completion date	OC: 18.11.2028 CC: 28.02.2029	
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	264 of 2023 dated 19.12.2023 18.12.2028
	ii)	Zoning Plan Approval	Drg. No. DGTCP 9883 dated 19.12.2023
	iii)	Building plan Approval	ZP-1938/PA(DK)/2024/8558 dated 11.03.2024 10.03.2029

	iv)	Environmental Clearance	Not Submitted
	v)	Airport clearance height	AAI/RHQ/NR/ATM/NOC/2024/201/751-54 Dated 06.03.2024
	vi)	Fire scheme approval	Not Submitted
	vii)	Service plan and estimate approval	Not submitted
20.	<b>Fee Details</b>		
	<b>Registration Fee</b>		Residential- 66410.458 x 1.78 x 10 = Rs. 11,82,106/- Commercial- 187.072 x 1.78 x 20= Rs. 6,660/-
	<b>Processing Fee</b>		66597.53 x 10= Rs. 665975
	<b>Late Fee</b>		N/A
	<b>Total Fee</b>		Rs. 18,54,741/-
21.	<b>DD amount</b>		Rs. 11,90,000/-
	<b>DD no. and date</b>		026588 and 14.03.2024
	<b>Name of the bank issuing</b>		IDBI Bank
	<b>Deficient amount</b>		Rs. 6,64,741/-
22.	<b>File Status</b>		<b>Date</b>
	<b>File received on</b>		22.03.2024
	<b>1<sup>st</sup> notice Sent on</b>		08.04.2024
	<b>1<sup>st</sup>Reply Submitted on</b>		15.04.2024
	<b>1<sup>st</sup> hearing on</b>		22.04.2024
23.	<b>Case History:</b> The Promoter M/s Adore Propmart LLP who is a collaborator applied for the registration of real estate group housing colony namely "The Select Premia" located at Sector-77, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 68367 dated 22.03.2024 and RPIN-733. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1560-2024. The project area for registration is 9.2453 Acres vide License no - 264 of 2023 dated 19.12.2023 Valid upto 18.12.2028. The group housing colony is proposed to be developed in one-go.		
24.	<b>Present compliance status as on 22.04.2024 of deficient documents conveyed vide notice dated 08.04.2024.</b>	<ol style="list-style-type: none"> <li>Deficit fee of Rs. 6,64,741/- needs to be submitted. <b>Status: Submitted</b></li> <li>The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-) application. <b>Status: Submitted, but needs to be revised.</b></li> <li>Online DPI needs to be corrected. <b>Status: Submitted, but needs to be revised as per corrections marked</b></li> </ol>	

		<ol style="list-style-type: none"> <li>4. Environment Clearance needs to be submitted. <b>Status: Applied on 22.03.2024</b></li> <li>5. Fire scheme approval needs to be submitted. <b>Status: Applied on 04.04.2024</b></li> <li>6. Airport height clearance needs to be submitted. <b>Status: Submitted</b></li> <li>7. Approved Service plan and Estimates needs to be submitted. <b>Status: Not Submitted, the copy of approved Service plans &amp; Estimates from HSVP is forwarded to DTCP, Haryana, Chandigarh</b></li> <li>8. Superimposed demarcation plan on approved site plan needs to be submitted. <b>Status: Submitted</b></li> <li>9. Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. <b>Status: Submitted</b></li> <li>10. Affidavit/ NOC for Forest Land diversion needs to be submitted. <b>Status: Submitted</b></li> <li>11. Land title search report needs to be revised. <b>Status: Submitted</b></li> <li>12. Draft Application from, Allotment letter, BBA, Conveyance deed needs to be revised. <b>Status: Submitted</b></li> <li>13. Draft Advertisement and Brochure needs to be submitted. <b>Status: Submitted</b></li> <li>14. Mining permission needs to be submitted. <b>Status: Promoter stated that as on date there is no requirement for mining permission on site and if in future it is found to be required, the approval for the same will be taken from the competent Authority.</b></li> <li>15. KYC of Architect, Structural Engineer, CA, Proof &amp; MEP consultant for Residential GH colony needs to be submitted. <b>Status: Submitted</b></li> <li>16. REP II needs to be revise as occupancy date is not mentioned. <b>Status: Submitted</b></li> <li>17. CA certificate provided for Project Cost doesn't contain UDIN no. <b>Status: Submitted</b></li> <li>18. Board resolution is required from Super Fine Realtors Pvt Ltd. for authorizing director (Prem Prakash) as an authorize signatory for purpose of entering in collaboration agreement. <b>Status: Submitted</b></li> <li>19. Cost of the land needs to be clarified according to the area applied for the registration. <b>Status: Submitted</b></li> <li>20. Project report need to be revise as total sale proceeds doesn't match with DPI.</li> </ol>
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25.	<b>Remarks</b>	<p>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. <b>Status: Submitted, but needs to be revised as per corrections marked.</b></p> <p>2. Online DPI needs to be corrected. <b>Status: Submitted, but needs to be revised as per corrections marked in the DPI.</b></p> <p>3. Environment Clearence needs to be submitted. <b>Status: Applied on 22.03.2024</b></p> <p>4. Fire scheme approval needs to be submitted. <b>Status: Applied on 04.04.2024</b></p> <p>5. Approved Service plan and Estimates needs to be submitted. <b>Status: Not Submitted, the copy of approved Service plans &amp; Estimates from HSVP is forwarded to DTCP, Haryana,</b></p>



		<b>Chandigarh</b> 6. Mining permission needs to be submitted. <b>Status: Promoter stated that as on date there is no requirement for mining permission on site and if in future it is found to be required, the approval for the same will be taken from the competent Authority.</b>
 <b>Ashish Dubey</b> Chartered Accountant		 <b>Deepika</b> Planning Executive
<b>Day and Date of hearing</b>	Monday and 22.04.2024	
<b>Proceeding recorded by</b>	Ram Niwas	
<b>PROCEEDINGS OF THE DAY</b>		
<p>Proceeding dated: 22.04.2024</p> <p>Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Ritik (AR), Sh. Jetaish Kumar Gupta, (AR) and Sh. Rajeev Ranjan Gupta (AR) are present on behalf of the promoter.</p> <p>After discussion with the promoter, the Authority is of the view that further clarity is required with respect to the collaboration agreement and revenue sharing therein.</p> <p>The director/CEO/Project-Incharge of the promoter company is directed to be present along with the landowners on the next date of hearing.</p> <p>The matter to come up on 13.05.2024.</p>		
 <b>(Sanjeev Kumar Arora)</b> Member, HARERA		 <b>(Ashok Sangwan)</b> Member, HARERA
	 <b>(Arun Kumar)</b> Chairman, HARERA	

