



Hearing brief for project registration u/s 4

S.No	Particulars	Details	
1.	Name of the project	PARQ	
2.	Name of the promoter	M/s Keywest Eduinfra & Services Pvt. Ltd.	
3.	Nature of the project	Group Housing Project	
4.	Location of the project	Sector-80, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of license holder	M/s Keywest Eduinfra & Services Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole	
9.	Completion date as mentioned in REP-II	OC: 31.05.2030 CC: 31.05.2031	
10.	Online application ID	RERA-GRG-PROJ-1584-2024	
11.	QPR Compliances	N/A	
12.	4(2)(I)(D) Compliances	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	No	
16.	RC Conditions Compliances	N/A	
17.	License no.	244 of 2023 dated 15.11.2023	valid upto 14.11.2028
18.	Total licensed area	5.6 acres	Area to be registered 5.6 acres
19.	Statutory approvals either applied for or obtained prior to registration		
	S. No.	Particulars	Date of approval
			Validity up to
	i)	License Approval	244 of 2023 dated 15.11.2023 valid upto 14.11.2028

**HARERA****GURUGRAM**

PARQ

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	ii)	Zoning Plan Approval	DRG No. DTCP-9806 dated 15.11.2023	N/A
		Revised Zoning Plan Approval	DRG No. DTCP-10053 dated 16.02.2024	N/A
	iii)	Building plan Approval	ZP-1922/PA(DK)/2024/10672 dated 22.03.2024	21.03.2029
	iv)	Environmental Clearance	Applied on 13.02.2024	
	v)	Architectural Control Sheet		N/A
	vi)	Service plan and estimate approval		Applied on 27.03.2024
20.	Fee details			
	Registration fee	71139.6089 * 3.15 * 10 = Rs.22,40,898/- 130.307 * 1.15 * 20 = Rs. 2997/-		
	Processing fee	71269.9159 x 10 = Rs. 7,12,699/-		
	Late fee	N/A		
	Total	Rs. 29,56,594/-		
21.	DD amount	Rs. 7,15,000/- Rs. 22,45,000/-		
	DD no. and date	020865 dated 20.03.2024 020866 dated 20.03.2024		
	Name of the bank issuing	HDFC Bank		
	Deficient amount	Nil		
22.	File Status	Date		
	File received on	29.03.2024		
	First notice Sent on	10.04.2024		
	First hearing on	22.04.2024		
23.	Case History: -			
	<p>The promoter M/s Keywest Eduinfra & Services Pvt. Ltd. has applied for the registration of real estate project namely "PARQ" located at Sector-80, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 68574 dated 28.03.2024 and RPIN-735. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1584-2024. The project area for registration is 5.6 acres. License no - 244 of 2023 dated 15.11.2023 valid upto 14.11.2028.</p> <p>The application for registration was scrutinized and 1st deficiency notice was issued on 10.04.2024 to the promoter.</p>			

	<p>The promoter has submitted the reply dated 16.04.2024 which was scrutinized and some of the deficiencies are still pending. An opportunity of being heard is scheduled on 22.04.2024.</p> <p>The status of the documents is mentioned below:</p>	
<p>24. Present compliance status as on 22.04.2024 of the deficiencies as observed in the scrutiny</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. Status: Submitted, but correction needs to be done. 2 Online DPI needs to be corrected. Status: Submitted, but correction needs to be done. 3 Land Title Search Report needs to be revised. Status: Submitted 4 Environment Clearance needs to be submitted. Status: Applied on 13.02.2024, the promoter has submitted a DD of Rs 25,00,000 (DD no. 020893 dated 09.04.2024) as a security amount for approval of EC. Also, stated that the promoter will submit the EC within 6 months from Grant of RC. 5 Airport Height clearance if applicable needs to be submitted otherwise needs to be clarified along with supporting documents. Status: Submitted 6 Fire scheme approval needs to be submitted. Status: Submitted 7 Approved Service plan and estimates need to be submitted. Status: Applied on 27.03.2024, the promoter has submitted a DD of Rs 25,00,000 (DD no. 020894 dated 09.04.2024) as a security amount for the approval of SPE. Further, they have also submitted the Bank Guarantee for Rs. 1,49,91,250 dated 16.04.2024 to DTCP as well. Also, stated that the promoter will submit the SPE within 4 months from Grant of RC. 8 Forest Land Diversion NOC if applicable needs to be submitted. Status: Submitted 9 PERT Chart needs to be revised. Status: Submitted

		<p>10 Mining permission needs to be submitted. Status: Undertaking given for Mining Approval/NOC stating that the promoter will submit the same before the start of excavation of the project.</p> <p>11 Draft Allotment letter needs to be revised as per the prescribed format. Status: Submitted</p> <p>12 Draft Builder Buyer Agreement needs to be revised as per the prescribed format. Status: Submitted</p> <p>13 Draft Conveyance Deed needs to be revised. Status: Submitted</p> <p>14 Draft brochure and advertisement need to be revised. Status: Submitted</p> <p>15 Details need to be submitted for financial resources mentioned in DPI. Status: Submitted</p> <p>16 Net cash flow statement needs to be revised. Status: Submitted</p> <p>17 Statement needs to be revised for estimated Quarterly source of funds. Status: Submitted</p> <p>18 Statement needs to be revised for estimated Quarterly expenditure. Status: Submitted</p> <p>19 REP I needs to be revised. Status: Submitted</p> <p>20 Project report needs to be revised. Status: Submitted</p> <p>21 CA Certificate required for REP I needs to be submitted. Status: Submitted</p> <p>22 REP II needs to be submitted. Status: Submitted</p> <p>23 Bank undertaking needs to be revised. Status: Submitted</p>
Remarks		<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.</p> <p>2 Online DPI needs to be corrected.</p>



	3 Environment Clearance approval needs to be submitted.
	4 Approved Service plan and estimates need to be submitted.
	5 Mining permission needs to be submitted.

(Ashish Dubey)
Chartered Accountant

(Nikita Mittal)
Planning Executive

Day and Date of hearing

Monday and 22.04.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Ms. Nikita Mittal (Planning Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the project.

Sh. S.K. Kaushik (VP) and Sh. Ajay Gupta (AR) are present on behalf of the promoter.

The AR of the promoter states that BG has been submitted with DTCP for approval of service plans and estimates on 15.04.2024. The AR further states that as regards approval of EC, the case has been recommended by SEAC to SEIAA on 02.04.2024. Further a BG/DD of Rs. 25 lakhs for submission of the approval certificate of EC has also been submitted in the Authority on 09.04.2024 in lieu of submission of the said approval within four months from the date of registration failing which the BD/DD shall be forfeited. A BG/DD for Rs 25 lakhs has also been submitted in the authority in lieu of approval of service plans and estimates.

Since, the BG has already been submitted to DTCP for an amount of Rs. 1.49 Crores for issue of approval for service plans and estimates, therefore, the BG of Rs. 25 lakhs deposited in lieu of the above approval may be returned.

Approved as proposed subject to the above.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Arun Kumar)
Chairman, HARERA

