

# 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 Select Premia RERA-GRG-1560-2024

S.No	Part	iculars	g brief for registration of Project u/s 4 Details		
			Details		
1.	Nam	e of the project	The Select Premia		
2.	Nam	e of the promoter			
3.	Natu	ire of the project	M/s Adore Propmart LLP Group Housing colony		
4.	Loca	tion of the project	Sector 77. Gurugram		
5.	Lega		Collaborator		
6.	Nam hold	e of the license	Sh. Ram Avtar S/o Dharmo, Sh. Satendra S/o Ramphal and others		
7.	Statu	is of project	New		
8.	Whe		Whole		
		e no.	N/A		
9.	Onlin	ne application ID	RERA-GRG-PROJ-	1560-2024	
10.	Licer	ise no.	264 62022 1 115		Valid upto 18.12.2028
11.		l licensed area	9.2453 Acres	Area to be registered	9.2453 Acres
12.	Proje date	ected completion	OC: 18.11.2028 CC: 28.02.2029		
13.	QPR appli	Compliances (if cable)	- Pierre an invision sill		
14.	(if ap	l)(D) Compliances plicable)	- addice Selfa and USOR (Falls		
15.	appli	l)(C) Compliances (if cable)	1 Contractor and a		
16.	Status of change of bank - account		ano Mistoria		
17.	Details of an II		di time i thua? : Impinisterici bas	a (* granso granso androdogađ) smali	antaneo relocación en la ginaneo denses atras a fred entros à reditos à
18.	RC Conditions - Compliances (if applicable)		Brig soff ASRS Decl.		
9.	Statutory approvals either applied for or obtained prior to registration				
	S.No	Particulars		approval	
F	i)	License Approval		ted 19.12.2023	Validity upto
ii) Zoning Plan Drg. No. DG		Drg. No. DGT(	CP 9883 dated .2023	18.12.2028	
	iii)	Building plan Approval	ZP-1938/PA(DK)/	/2024/8558 dated .2024	10.03.2029

Email: hareragurugram@gmail.com, reragurugram@gmail.com, Website: www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विभियमन और विकास) अधिनियम, 2016की पारा 20के अर्तगत गठित प्राधिकरण



**Project - The Select Premia** RERA-GRG-1560-2024

				RERA-GRG-1560-2024	
	iv)	Environmental Clearance	Not Submitted		
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2024/201 /751-54 Dated 06.03.2024	19.03.2032	
	vi)	Fire scheme approval	Not Submitted	entres etter	
×.	vii)	Service plan and estimate approval	Not submitted	and the sector of the	
20.	Fee Details				
	Registration Fee		Residential- 66410.458 x 1.78 x 10 = Rs. 11,82,106/- Commercial- 187.072 x 1.78 x 20= Rs. 6,660/-		
	Processing Fee		66597.53 x 10= Rs. 665975		
	Late Fee		N/A		
	Total Fee		Rs. 18,54,741/-		
21.	DD amount		Rs. 11,90,000/-		
	DD no. and date		026588 and 14.03.2024		
	Name of the bank issuing		IDBI Bank		
	Deficient amount		Rs. 6,64,741/-		
22.	File Status		Date		
	File received on		22.03.2024		
	1 <sup>st</sup> notice Sent on		08.04.2024		
	1 <sup>st</sup> Reply Submitted on		15.04.2024		
	1 <sup>st</sup> hearing on		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.	Present compliance status as on 22.04.2024 of deficient documents conveyed vide notice dated 08.04.2024.		<ol> <li>Deficit fee of Rs. 6,64,741/- needs to Status: Submitted</li> <li>The annexures in the online applicat as the correction needs to be of application. Status: Submitted, but needs to be</li> <li>Online DPI needs to be corrected. Status: Submitted, but needs to corrections marked</li> </ol>	ion are not uploaded as w done in the online (A- <b>revised.</b>	

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### **Project - The Select Premia**

## RERA-GRG-1560-2024

	RERA-GRG-1560-202
	4. Environment Clearence needs to be submitted.
	<b>Status: Applied on 22.03.2024</b> 5. Fire scheme approval needs to be submitted
	a pprovar needs to be submitted.
	<b>Status: Applied on 04.04.2024</b> 6. Airport height clearance needs to be submitted
with independent audit is	Para de la contraince inceus to be sublimited.
a series is a series of the se	
	Status: Not Submitted, the copy of approved Service
	plans & Estimates from HSVP is forwarded to DTCP, Haryana, Chandigarh
	8. Superimposed demarcation plan on approved site plan and
The second states and the second	8. Superimposed demarcation plan on approved site plan needs be submitted.
	Status: Submitted
Spear at the second of the	9. Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs
	to be submitted.
	Status: Submitted
bettimdia ad as	10. Affidavit/ NOC for Forest Land diversion needs to be
	submitted.
stutues to \$6. In these	Status: Submitted
1514 nelseenstern bounst	11. Land title search report needs to be revised.
	Status: Submitted
	12. Draft Application from, Allotment letter, BBA, Conveyance
abstral Linnage Barran	deed needs to be revised.
	Status: Submitted
	13. Draft Advertisement and Brochure needs to be submitted.
alleast hapfilia reads	Status: Submitted
	14. Mining permission needs to be submitted.
	Status: Promoter stated that as on date there is no
is write submitted	requirement for mining permission on site and if in
	future it is found to be required, the approval for the
be envire as Project as	same will be taken from the competent Authority.
	15. KYC of Architect, Structural Engineer, CA, Proof & MEP
	consultant for Residential GH colony needs to be submitted.
application all add application	Status: Submitted
to be a but as shall be an	16. REP II needs to be revise as occupancy date is not mentioned.
	Status: Submitted
east in the herizon and	17. CA certificate provided for Project Cost doesn't contain UDIN
	no.
1	Status: Submitted
	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.
	Status: Submitted
Astimples ad (	19. Cost of the land needs to be clarified according to the area
	applied for the registration.
	Status: Submitted
	20. Project report need to be revise as total sale proceeds doesn't
CARLENS OF A AN ADDRESS AND ADDRES	match with DPI.

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#### Project – The Select Premia RERA-GRG-1560-2024

		RERA-GRG-1560-2024
-	abilità de substitución 2014 - Escuencia 2014 - Escuencia 2015 - Escuentico 2015 - Escuentico	Status: Submitted 21. Latest date NEC is required. Status: Submitted
		22. CA certificate for non-default needs to be updated. Status: Submitted
	ឆ្លែទទាជផ្សង់អំពាវរទង្ក Tsbmates needs <sup>10</sup> ពីទីដំរីទីតំរ	23. Audited financial statement with independent audit report needs to be submitted for FY 20-21, FY21-22 & FY 22-23.
	1111 [2010]15.34 [2013]3639[254	Status: Submitted
	of the forward of NV28.	Rs 19500, details are required.
	ा भागे व्यक्त केवत्र वातिसः वत्र संस्थित	
	Processing Lee	25. EDC, IDC, License fee challan and schedule needs to be submitted.
	Aksishaira daig kering	Status: Submitted
	prior to date of applying the	26. CA certificate for Net worth of promoter needs to be provided.
	115 amount	Status: Submitted
	tereve anglatango basit d	Status: Submitted
	Name of the bank issuing Delicient abuerant of oil ch	28. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D)
	File Scotters	needs to be provided.
	Antiperior and the second second	Status: Submitted
	Pho received on	29. Quarterly schedule of estimated sources needs to be provided.
	riandpa of ol 20590 studio 1 Reply Submitted on battenduced	Status: Submitted 30. Quarterly schedule of estimated expenditure needs to be provided.
	that as on date that a	Status: Submitted
	permission and the second	31. Net Cash flow statement needs to be submitted.
	estation himoromalian 8. Jone - March March States	32. Board resolution needs to be revise as Project name is missing w.r.t RERA Bank account.
1	I wind the second s	Status: Submitted
25.	Remarks	<ol> <li>The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</li> <li>Status: Submitted, but needs to be revised as per</li> </ol>
	Pressing Control of Complication	corrections marked.
	deligibiliti futboliciti	2. Online DPI needs to be corrected. Status: Submitted, but needs to be revised as per
	Software estimate visit y say	corrections marked in the DPI.
	ering in 450 period #40 pp #40	<ol> <li>Environment Clearence needs to be submitted.</li> <li>Status: Applied on 22.03.2024</li> </ol>
6.7	to intentine to built all u	4. Fire scheme approval needs to be submitted.
		Status: Applied on 04.04.2024
		5. Approved Service plan and Estimates needs to be submitted.
i film i	rise as total wile graceria dra	Status: Not Submitted, the copy of approved Service plans & Estimates from HSVP is forwarded to DTCP, Haryana,

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Project – The Select Premia RERA-GRG-1560-2024

	<ul> <li>Chandigarh</li> <li>6. Mining permission needs to be submitted.</li> <li>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.</li> </ul>
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Planning Executive

Ashish Dubey Chartered Accountant Day and Date of hearing Proceeding recorded by

Monday and 22.04.2024 Ram Niwas

**PROCEEDINGS OF THE DAY** 

Proceeding dated: 22.04.2024

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

Sh. Ritik (AR), Sh. Jetaish Kumar Gupta, (AR) and Sh. Rajeev Ranjan Gupta (AR) are present on behalf of the promoter.

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.

The director/CEO/Project-Incharge of the promoter company is directed to be present along with the landowners on the next date of hearing.

The matter to come up on 13.05.2024.

(Sanjeev Kumar Arora) Member, HARERA

(Arun Kumar) Chairman, HARERA

(Ashok Sangwan) Member, HARERA

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 Status, Submitted.

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Allowable Executive