Splendor Epitome
Splendor Landbase Ltd

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details			
1.	**Name of the project**	Splendor Epitome			
2.	**Name of the promoter**	Splendor Landbase Ltd			
3.	**Nature of the project**	Commercial Colony			
4.	**Location of the project**	Sector- 62, Gurugram			
5.	**Legal capacity to act as a promoter**	Change of Developer/Transfer of license			
6.	**Name of license holder**	Regal Green Land Pvt. Ltd. High Star Builders Pvt Ltd			
7.	**Status of project**	Ongoing			
8.	**RERA Registration No.**	22 of 2019 dated 26.03.2019			
9.	**Validity of Registration Certificate**	Valid From 26.03.2019	Valid Up to 31.12.2023 + 6 months COVID-19 = 30.06.2024		
10.	**Date of receipt of application for extension**	29.03.2024			
11.	**Whether extension of registration applied for whole/phase**	Whole Project			
12.	**Extension applied till**	30.06.2026			
13.	**Online extension ID**	RERA-GRG-PROJ-1609-2024			
14.	**Registration Temp ID**	RERA-GRG-PROJ-115-2018			
15.	**QPR status**	Submitted upto Sept 2019 and others pending			
16.	**4(2)(l)(D) reports status**	2022-23 pending			
17.	**Other conditions of RC**	No			
18.	**4(2)(l)(C) compliance**	Applied for extension			
19.	**Status of change of bank account**	N/A			
20.	**Details of proceedings pending against the project**	RERA-GRG-3158-2022 – Non submission of QPR RERA-GRG-3805-2022 - Non compliances of 4(2)(l)(D) RERA-GRG-2183-2020 - Non compliances of 4(2)(l)(D)			
21.	**License no.**	51 of 2009 dated 27.08.2009 58 of 2012 dated 05.06.2012	Valid up to 26.08.2024 Valid up to 04.06.2025		
22.	**Total licensed area**	3.35 acres	**Area for extension of registration**	3.35 acres	
23.	**Statutory approvals either applied for or obtained prior to registration**				

S.No	Particulars	Date of approval	Validity up to
i)	**License Approval**	51 of 2009 dated 27.08.2009 58 of 2012 dated 05.06.2012	26.08.2024 04.06.2025
ii)	**Zoning plan approval**	DGTCP 3227 dated 07.06.2012	
iii)	**Revised Building plan approval**	ZP-576/AD(RA)/2018/34869 dated 26.12.2018	25.12.2023 (Expired)

	iv)	Environmental Clearance	SEIAA/HR/2021/395 dated 22.11.2021	21.11.2028
	v)	Airport height clearance	NOC id PALM/NORTH/B/072821/565222 dated 30.07.2021	
	vi)	Fire scheme approval	FS/2019/106 dated 13.06.2019	
	vii)	Service plans and estimates approval	Not Submitted	
24.	Reasons for delay		Promoter submits that lender NBFC ceased disbursement of loan, Out break of Covid-19 and other force majeure preventions effect the completion of project.	
25.	Fee details - Fees calculated for extension of one year under section 6 of Act, 2016			
	Registration fee		23,724.657*1.75*20 = Rs 8,30,363/-	
	Late Fee		Rs 4,15,182/-	
	Processing fee		23,724.657 * 10 = Rs 2,37,247/-	
	Extension Fee (Half of Registration fee)		Rs. 4,15,182/-	
	Processing fee		23,724.657 * 10 = Rs 2,37,247/-	
	Late fee		N/A	
	Total fee		Rs 21,35,221/-	
26.	DD amount submitted at the time of registration		Rs 1,35,570/- Rs 1,01,700/- Rs 2,39,540/- Rs 3,53,584/- Rs 2,37,255/- Rs 1,77,945 Rs 2,37,255/-	
	DD no. and date for registration		006119 dated 27.07.2017 006138 dated 29.07.2017 000757 dated 31.07.2017 007201 dated 17.11.2018 001037 dated 06.02.2019 Ref 88190786913780 dated 29.03.2019 Ref 52019040572614519 dated 05.04.2019	
	Name of the bank issuing		ICICI Bank	
	DD Amount submitted for extension		Rs 2,07,600/- Rs 2,07,600/- Rs 2,37,255/-	
	DD no. and date for extension		032690 dated 28.03.2024 032691 dated 28.03.2024 032692 dated 28.03.2024	
	Name of the bank issuing		-	
	Deficient amount		Nil	
27.	File Status		Date	
	File received on		22.03.2024	
	First notice Sent on		19.04.2024	
	First hearing on		22.04.2024	

28.	**Case History:-** The Promoter Splendor Landbase Ltd. who is a Change of Developer/Transfer of license applied for the extension of registration of real estate project namely "Splendor Epitome" located at Sector-62, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 68735 dated 29.03.2024 and EPIN-97. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-115-2018 and online generated for project extension temp id RERA-GRG-PROJ-1609-2024. The total licensed area and project area for the extension of registration is 3.35 acres vide license no – 51 of 2009 dated 27.08.2009 valid upto 26.08.2024 and 58 of 2012 dated 05.06.2012 valid upto 04.06.2025. The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/97 dated 19.04.2024 was issued to the promoter with an opportunity of being heard on 22.04.2024. The status of documents is mentioned below	
29.	**Present compliance status as on 22.04.2024 of deficit documents as conveyed in notice dated 19.04.2024.**	1 REP-V form needs to be submitted. 2 Corrections in online DPI needs to be done. 3 Original registration certificate needs to be submitted. 4 All the documents like copy of grant of licenses, their renewals, change of developer/transfer of license needs to be submitted. 5 Copy of LOI and LC-IV of both licenses needs to be submitted. 6 All the approved plans on A1 size sheet needs to be submitted. 7 Revalidated building plans needs to be submitted. 8 Service plan estimates approval needs to be submitted. 9 Jamabandi, Mutation and Aks- shajra certified on the latest date not prior to six months of application needs to be submitted. 10 Land title search report by the Advocate certified on the latest date incorporating the bar enrollment number needs to be submitted. 11 Forest land diversion, natural conservation zone, tree cutting permission and power line shifting NOC/affidavit regarding non applicability needs to be submitted. 12 Mining permission needs to be submitted. 13 PERT chart needs to be submitted. 14 Copy of superimposed demarcation plan on approved layout plan needs to be submitted. 15 List of the units sold to the allottees as on date of the application for extension of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided. 16 List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. 17 Copy of executed application form, allotment letter, BBA, conveyance deed, payment receipt needs to be submitted.

		18 Allottee related draft documents i.e., Application form and Conveyance deed needs to be revised. 19 Allottee related draft documents i.e., Allotment letter and BBA needs to be revised as per prescribed format. 20 Approval/NOC from various agencies regarding the external services like roads access, water supply, sewerage supply and storm water needs to be submitted. 21 Brochure/advertisement document needs to be submitted. 22 KYC of all directors needs to be submitted. 23 KYC of Architect, Structural Engineer, CA, MEP Consultant & Proof Consultant. 24 Project report needs to be submitted. 25 Independent Auditor Report along with financial statement for the FY 2022-23 & FY 2020-21 needs to be submitted. 26 CA Certificate for expenditure incurred & to be incurred is mismatch with DPI. DPI needs to be revised. 27 CA certificate for details in REP I are true & correct needs to be submitted. 28 CA certificate for non-Default in payment of debt obligation needs to be submitted. 29 CA certificate for Net worth of promoter needs to be submitted. 30 Original copy of Financial and inventory details certified by CA needs to be provided. 31 Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. 32 Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. 33 Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. 34 Statement of quarterly expenditure needs to be submitted. 35 Statement of quarterly source of funds needs to be submitted. 36 Quarterly Net Cash Flow statement needs to be submitted. 37 REP-II needs to be revised as OC date is not mentioned. 38 Non-encumbrance certificate certified on latest date not below the Rank of Tehsildar needs to be submitted. 39 Creation of charge (CHG) form needs to be submitted. 40 Details of loan from financial institution or banks as mentioned in DPI needs to be submitted. 41 Bank undertaking needs to be submitted. 42 Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules.

		43 Land supporting documents needs to be submitted. 44 Cost of the land needs to be clarified according to the area applied for the registration. 45 Annual return u/s 4(2)(l)(d) for the FY 2018-19 & FY 2022-23 needs to be Submitted. 46 QPR for the Oct 2019 to Dec 2023 needs to be submitted.
	Remarks	All above documents needs to be submitted

(Ashish)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 22.04.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 22.04.2024

Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project.

Ms. Anukrati Nahar (AR) is present on behalf of the promoter.

The deficiency notice was dispatched recently on 19.04.2024. The promoter is hereby directed to submit the reply to the deficiency notice.

The director/CEO/Project-Incharge of the promoter company is directed to be present along with the authorized representative of the landowner companies along with board resolution on the next date of hearing.

The matter to come up on 27.05.2024.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Arun Kumar)
Chairman, HARERA