



**Hearing brief for project registration u/s 4**

S.No.	Particulars	Details	
1.	Name of the project	Arden 45	
2.	Name of the promoter	M/s Uday Buildwell Pvt Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 45, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	Sh. Mahender Singh S/o Sh. Ram Sharan Sh. Mohit Kumar Yadav S/o Sh. Dharambir	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	31.10.2026	
10.	Online application ID	RERA-GRG-PROJ-1517-2023	
11.	QPR Compliances (RC 76 of 2023 dated 10.07.2023)	Submitted	
12.	4(2)(I)(D) Compliances (RC 76 of 2023)	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	N/A	
16.	RC Conditions Compliances (RC 76 of 2023)	N/A	
17.	License no.	204 of 2022 dated 13.12.2022 189 of 2023 dated 15.09.2023	valid upto 12.12.2027 valid upto 14.09.2028
18.	Total licensed area	1.025 acres	<b>Area to be registered</b> 1.025 acres
19.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>
			<b>Validity upto</b>
	i)	<b>License Approval</b>	204 of 2022 dated 13.12.2022 189 of 2023 dated 15.09.2023
			12.12.2027 14.09.2028
	ii)	<b>Zoning Plan Approval</b>	DGTCP 8845 dated 14.12.2022
			N/A
		<b>Revised Zoning plan approval</b>	DGTCP-9607 dated 15.09.2023
			N/A
	iii)	<b>Building plan Approval</b>	ZP-1712/PA(DK)/2023/9627 dated 05.04.2023
			04.04.2028
		<b>Revised Building plan approval</b>	ZP-1712/PA(DK)/2024/1432 dated 12.01.2024
			11.01.2029

	iv) Environmental Clearance	N/A	Undertaking submitted. Not required as the total area is less than 20,000 sqm.
	v) Airport height clearance	AAI/RHQ/NR/ATM/NOC/766/3135-38 dated 27.10.2023	26.10.2031
	vi) Revised Fire scheme approval	FS/2024/252 dated 23.02.2024	
	vii) Revised Service plan and estimate approval	LC-4884/Asstt(RK)/2024/4506 dated 07.02.2024 (For additional area)	
20.	<b>Fee details</b>		
	Registration fee	7756.801 sqm * 1.87 * 20 = Rs 2,90,104/-	
	Processing fee	7756.801 sqm * 10 = Rs 77,568/-	
	Late fee	N/A	
	Total	Rs 3,67,672/-	
	<b>DD Details</b>		
	DD amount	Rs. 1,76,562/- Rs. 30,586/- Rs. 1,38,403/- Rs. 68,155/- Rs 31,534/-	
	DD no. and date	500459 dated 27.03.2023 503689 dated 28.04.2023 000039 dated 20.11.2023 000592 dated 04.01.2024 000047 dated 29.01.2024	
	Processing fee forfeited for first registration application and for additional area registration application	Rs. 46,033/- Rs. 31,535/-	
	Fee Paid but considered for this application	<b>Rs 3,67,672/-</b>	
Name of the bank issuing	ICICI Bank AU Small Finance Bank		
Deficient amount	Nil		
21.	File Status	Date	
	File received on	05.01.2024	
	First notice Sent on	22.01.2024	

	<b>First hearing on</b>	22.01.2024
	<b>Second hearing on</b>	27.03.2024
	<b>Third hearing on</b>	15.04.2024
	<b>Fourth hearing on</b>	22.04.2024
22.	<b>Case History:</b>	<p>The Promoter M/s Uday Buildwell Pvt. Ltd. who is a collaborator applied for the registration of real estate commercial colony namely "Arden 45" located at Sector-45, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 64236 dated 05.01.2024 and RPIN-695. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1517-2023. The project area for registration is same as that of the total licensed area i.e., 1.025 acres vide License no -204 of 2022 dated 13.12.2022 and 189 of 2023 dated 15.09.2023.</p> <p><b>Earlier the promoter obtained the license no. 204 of 2022 dated 13.12.2022 valid upto 12.12.2027 from DTCP for area admeasuring 0.65 acres and after obtaining necessary approvals the project was registered with the authority vide RC no. 76 of 2023 dated 10.07.2023 valid upto 31.10.2026.</b></p> <p><b>Now the promoter obtained additional license no. 189 of 2023 dated 15.09.2023 valid upto 14.09.2028 from DTCP for additional area admeasuring 0.375 acres (in addition to earlier license) and also obtained the in-principal approval of building plans. The promoter applied for registration complete area measuring 1.025 acres i.e., earlier and additional as a single registration.</b></p> <p>The application for registration was scrutinized and 1st deficiency notice is not issued to the promoter . An opportunity of being heard on 22.01.2024.</p> <p><b>On 22.01.2024</b>, Sh. Sumeet, Engineering Officer and Sh. M. L. Sardana, Accountant briefed about the facts of the case. 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>Deficiency notice vide no. HARERA/GGM/RPIN/695 dated 22.01.2024 was issued to the promoter. The promoter has submitted the reply against the same on 06.02.2024, 26.02.2024 and 12.03.2024 which have been scrutinized and as per the approval of authority, the matter is fixed for hearing on 27.03.2024.</p> <p><b>On 27.03.2024</b>, Sh. Sumeet, Engineering Officer and Ms. Suruchi, Chartered Accountant briefed about the facts of the case. Sh. Ashwani Kumar (AR) is present on behalf of the promoter. The reply was submitted yesterday and needs to be examined by the office. Further the applicant promoter has requested for amendment/supersession of the earlier RC and hence a public notice be also issued giving 10 days' time for inviting objections if any pertaining to the revision in the building plan and supersession of the earlier registration. The matter to come up on 15.04.2024.</p> <p>A public notice was issued in two newspapers one Hindi and one English i.e., Nav Bharat Times and The Times of India dated 31.03.2024 inviting objections if any from any concerned regarding revision in building plans. The last day of filing objections was 09.04.2024 and till that date no objections received in the authority.</p> <p>The promoter has submitted the reply on 26.03.2024 and 05.04.2024 which have been scrutinized</p>

	<p>and the deficiencies conveyed to the promoter.</p> <p><b>On 15.04.2024</b>, Sh. Sumeet, Engineering Officer and Ms. Suruchi, Chartered Accountant briefed about the facts of the case. Sh. Ashwani Kumar (AR) is present on behalf of the promoter. The AR has submitted the reply to the deficiencies on 12.04.2024 and the office is yet to examine the same. Further, the landowners and the developer promoter who have entered into the collaboration agreement to also attend the next hearing in person to confirm the collaboration agreement and allocation of the units made in their favour. The matter to come up on 22.04.2024.</p> <p>The promoter has submitted the reply on 12.04.2024 which has been scrutinized and the status of the documents is mentioned below.</p>	
<p><b>23. Present compliance status as on 22.04.2024 of the deficiencies as conveyed in the last hearing dated 15.04.2024.</b></p>		<ol style="list-style-type: none"> <li>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: Needs to be corrected</li> <li>2. Online DPI needs to be corrected. Status: Needs to be corrected</li> <li>3. Units allocation to the landowner and the developer in accordance with the collaboration agreement duly signed by both the parties needs to be submitted and marked on approved plans. <b>Status: Submitted</b></li> <li>4. Mining permission needs to be submitted. Status: Promoter undertakes that they shall submit within one month of registration.</li> <li>5. Pert chart needs to be revised. <b>Status: Submitted</b></li> <li>6. Allottees draft BBA needs to be submitted as per prescribed format. <b>Status: Submitted</b></li> <li>7. Challan copy of paid IDC, EDC needs to be provided. <b>Status: Submitted</b></li> <li>8. Supporting documents for land cost needs to be provided. <b>Status: Submitted</b></li> <li>9. Non-Encumbrance certificate provided but not adequate needs to be rectified/clarified. <b>Status: Submitted</b></li> <li>10. CA certificate needs to be provided for quarterly expenditure/Net cash flow statement/Quarterly source of funds. <b>Status: Submitted</b></li> </ol>
<p><b>Remarks</b></p>		<ol style="list-style-type: none"> <li>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.</li> <li>2. Online DPI needs to be corrected.</li> <li>3. Mining permission needs to be submitted.</li> </ol>



**HARERA**

**GURUGRAM**

**Project - Arden 45**

**RERA-GRG-1517-2023**

Status: Promoter undertakes that they shall submit within one month of registration.

**Recommendation:**

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form and mining permission.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

  
**Suruchi**

**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.

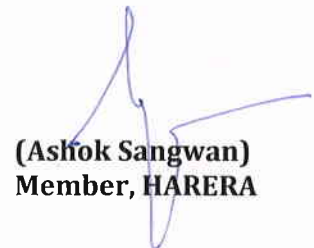
Sh. Sumeet, Engineering Officer and Ms. Suruchi, Chartered Accountant briefed about the facts of the case.

Sh. Mahinder Singh Yadav (Landowner), Sh. Mohit Kumar Yadav (Landowner), Sh. Parveen Garg (Director of developer company) and Sh. Ashwani Kumar (AR) are present on behalf of the promoters.

The AR of the promoter developer states that they have obtained the additional license no. 189 of 2023 dated 15.09.2023 for an area measuring 0.375 acres in addition to earlier license no. 204 of 2022 dated 13.12.2022 for an area measuring 0.65 acres, thereby total area of the project measuring 1.025 acres. Earlier registration for licensed area measuring 0.65 acres vide license no. 204 of 2022 has already been granted by the authority vide RC no. 76 of 2023 dated 10.07.2023 and now the promoter has applied for registration of the complete area of the project measuring 1.025 acres. The AR of the promoter further states that the site plan of the project has been revised and a public notice regarding revision in the building plans has already been published in two newspapers one Hindi and one English i.e., Nav Bharat Times and The Times of India dated 31.03.2024. The promoter shall submit the mining permission within one month of the grant of registration.

In view of the above, the authority decides to grant the registration of the project area measuring 1.025 acres and the earlier registration of the project area measuring 0.65 acres vide RC no. 76 of 2023 stand subsumed in this registration.

  
**(Sanjeev Kumar Arora)**  
**Member, HARERA**

  
**(Ashlok Sangwan)**  
**Member, HARERA**

  
**(Arun Kumar)**  
**Chairman, HARERA**

