

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. उब्ब्ल्यू.डी. विश्राम गृह, सिविल लाईस, गुरुग्राम, हरियाणा

Project – The Residences Three Sixty RERA-GRG-1396-2023

		Heari	ng brief for registrat	ion of Project u/s 4	REKA-GRG-1396-2		
S.No	Parti	culars	Details				
	Name	e of the project	The Residences T	hree Sixty			
		e of the promoter	M/s Capital Heights Pvt. ltd.				
		re of the project	Group Housing				
		tion of the project	Sector- 70A, Guru	gram	140 CAL 1 1 10		
•	Legal prom	capacity to act as a	Joint Developmen		Subarian Ger		
	Name	e of the license holder	M/s Haamid Real	Estate Pvt. Ltd.			
	Statu	s of project	Ongoing		COLLAR MARTIN CARDA		
•	Whether registration applied for whole		Phase				
-	Phase no.		(Not Specified)		The state of the second second		
		e application ID	RERA-GRG-PROJ-	1396-2022			
0.	License no.		16 of 2009 dated	01.06.2009	Valid upto 28.05.2024		
			73 of 2013 dated 30.07.2013		Valid upto 29.07.2024		
.1.	Total	licensed area	27.7163 acres	Area to be registered	1.26 acres		
.2.	Proje	cted completion date	31.12.2025	21075 30 AS 4 P.	THE REAL PROPERTY OF		
.3.	QPR appli	Compliances (if cable)	N/A generation				
	appli	l)(D) Compliances (if cable)	N/A	N/A			
5.	Statutory approvals either applied for or obtained prior to registration						
	S.No	Particulars	Date of approval		Validity upto		
ale de la	i) License Approval		16 of 2009 dated 01.06.2009		28.05.2024		
			73 of 2013 dated 30.07.2013		29.07.2024		
	ii)	Zoning Plan Approval	DGTCP-4021 dated 30.07.2013				
6[_154 8(105)	iii) Building plan Approval Revised building plan		ZP-545/AD(RA)/2017/1238 dated 27.01.2017		26.01.2022 (Expired)		
(H-A) serve)			ZP-545-VOL-II/JD(RD)/2021/11918 Dated 18.05.2021		17.05.2026		
	iv) Environmental Clearance Revalidated Environmental Clearance		SEIAA/HR/2013/627 dated 04.09.2013		03.09.2023		
			SEIAA/HR/2021/375 dated 27.04.2022		26.04.2032		
nio (v) Airport height clearance Revalidated Airport height clearance		AAI/RHQ/NR/ATM/NOC/2014/241/ 934-938 dated 24.05.2019		21.07.2022 (Expired)		
iine r enne i			AAI/RHQ/NR/ATM/NOC/2022/975/ 5161-64 dated 14.12.2022		13.12.2030		
	vi) Fire scheme approval		DFS/F.A/2015/272/43774 dated 01.08.2015		totoment and to house i		

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 पु-पांपरा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण

-संपदा (ावानयमन आर ावकास) आधानयम, 2010का धारा 20क अतंगत गठित प्राधिक भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



		RERA-GRG-1396-202		
	vii) Service plan ar estimate approval	nd LC-1391-B-JE(BR)-2017-10390 dated 18.05.2017		
16.	Fee Details			
	Registration Fee	8923.326 * 1.75 * 10 = Rs 1,56,158/-		
	Processing Fee	8923.326 * 10 = Rs 89,233/-		
	Late Fee	500% of registration fee		
		1,56,158/- * 5 = Rs 7,80,790/-		
17	Total Fee	Rs 10,26,181/-		
17.	DD amount	Rs 1,78,473/- Rs 89,237/-		
		Rs 7,58,471/-		
	DD no. and date	002609 dated 01.07.2023.		
		002610 dated 01.07.2023.		
		002704 dated 16.10.2023		
	Name of the bank issuing	HDFC Bank		
18.	Deficient amount File Status	NIL Date		
10.	<u>21.32.0000000000000000000000000000000000</u>			
	File received on	03.07.2023		
	First notice Sent on	19.07.2023		
	First hearing on	24.07.2023		
	Second hearing on	11.12.2023		
	Third hearing on	15.01.2024		
	Fourth hearing on	19.02.2024		
	Fifth hearing on	04.03.2024		
	Sixth hearing on	08.04.2024		
	Seventh hearing on	29.04.2024		
19.	registration of real estate Sector-70A, Gurugram unde vide central receipt no. 550 is RERA -GRG-PROJ-1396-2 is 27.7163 acres granted u	Heights Pvt. Ltd. who is a joint development holder applied for the group housing colony namely "The Residences Three Sixty" located at er section 4 of the Real Estate (Regulations and Development) Act, 2016 75 dated 03.07.2023 and RPIN- 633. The Temp I.D. of REP – I (Part A-H) 023. The project area for registration is 1.26 acres and the licensed area under License no – 16 of 2009 dated 01.06.2009 which is valid upto 29.07.2024.		
	DTCP, Haryana had issued the final joint development and marketing rights in favour of Capital Heights Pvt Ltd, Classic Infrasolutions Pvt Ltd, M3M India Pvt Ltd and Advance India Projects Pvt Ltd. vide memo no. LC-1391-III/JE(DS)/2023/14921 dated 17.05.2023.			
	The present application pertains to registration of 1.26 acres out of 2.79 acres (Applicant share) out of total license land i.e., 27.7163 acres. The application for registration of group housing colony was scrutinized and 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/633 dated 19.07.2023 was issued to the promoter with an opportunity of being heard on 24.07.2023.			

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On 24.07.2023, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

No reply has been submitted by the promoter company against the deficiencies raised by the Authority till date. In view of the same the matter is adjourned, and the next date of hearing will be conveyed after the submission of reply of deficiencies already conveyed through notice.

It is found that the Environment Clearance of the project has also expired on 03.09.2023.

The promoter has submitted a reply on 08.09.2023 which was scrutinized and the remaining deficiencies were conveyed to the promoter.

On 11.12.2023, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Pramod (AR) and Ms. Hima Kathuria (AR) are present on behalf of the promoter. The AR of the promoter requests for four weeks' time for submission of deficit fee alongwith other deficit documents. However, is noticed that the total area of BIP/COD in favour of the applicant promoter is 2.79 acres and the promoter had applied only for the area i.e., 1.26 acres. The AR of the promoter stated that they had obtained the OC for the balance area in 2018 only. Therefore, the Authority directed the promoter to apply for the whole area as per BIP/COD i.e., 2.79 acres and to submit the requisite fee alongwith the other deficiencies as per whole area i.e., 2.79 acres. The matter to come up on 15.01.2024 for further proceedings.

The promoter has submitted a reply on 10.01.2024 which was scrutinized and the remaining deficiencies were conveyed to the promoter.

On 15.01.2024, Sh. Ashish Kush, Planning Executive and Sh. M.L. Sardana, Accountant briefed about the facts of the case. Sh. Pramod Kumar (AR) and Ms. Hima Kashyap (AR) are present on behalf of the promoter. Further in compliance to earlier proceedings, the promoter has deposited the requisite fee in respect of applied area only while the promoter is required to make application along with fee for the area 2.79 acres as per BIP permission along with other deficit documents. One more opportunity is being given to the applicant promoter to comply and to submit the deficit fee and documents within four weeks. Further it is observed that the above project is part of a licensed colony measuring 27.7163 acres granted to M/s Haamid Real Estate Pvt. Ltd. and office to examine and put up the details of area already registered under above licensed colony and to initiate necessary action if any area remains either unregistered or unapplied for registration. The matter to come up on 19.02.2024.

On 19.02.2024, Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Pramod Kumar and Sh. Bhim Singh are present on behalf of the promoter. The AR of the promoter states that reply to the deficiencies was submitted on 16.02.2024 and only a few deficiencies are left to be rectified. He further stated that the application has been revised for the complete area of 2.79 Acres. The rest of the deficiencies shall be removed within the next two weeks. The matter to come up on 04.03.2024.

The promoter has submitted a reply on 16.02.2024 which was scrutinized and the status of the documents is mentioned below:

As per proceedings dated 19.02.2024, the promoter has not submitted the DPI for the complete area. Hence the balance fee cannot be calculated.

On 04.03.2024, Sh. Ashish Kush, Planning Executive briefed about the facts of the case. None is present on behalf of the promoter. One more and last opportunity is being granted to the applicant promoter to rectify the above deficiencies and to attend personal hearing failing which the matter shall be decided on basis of fact available on file. The matter to come up on 08.04.2024.

No reply received since the last hearing i.e. 04.03.2024

On 08.04.2024, Ms. Deepika (Planning Executive) and Sh. Ashish Dubey (Chartered Accountant)

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		reply to	Pramod Kumar (AR) and Sh. Bhim (AR) are present on behalf the deficiency notice has been submitted today. The same be up on 29.04.2024.
r set da	The promoter has submitted documents is mentioned below		on 08.04.2024 which was scrutinized and the status of
20.	Present compliance status as on 29.04.2024 of deficient documents conveyed in hearing dated 08.04.2024.	sh St 2. Tl w ap	he phase for which registration applied is not clearly nown/mentioned in Plan drawings/ DPI. atus: Not Submitted. he annexures in the online application are not uploaded as ell as the correction needs to be done in the online (A-H) oplication.
at Char Gat In	uria (AB) are presentador legal districtor solucientes or della	3. 0	atus: Submitted but needs to be revised. nline DPI needs to be corrected.
	ne turni area or stayouth in tari pried only me the area i.e., 1 7, 6 C for the balance area in 2010 which area as per BP (COD) (beferences as per whate area)	4. A) e>	atus: Submitted but needs to be revised. pproval NOCs from the various agencies for connecting kternal services like roads, sewerage, storm water drainage eeds to be submitted. tatus: Sewerage and storm water submitted. Approval
	and a second	N	OC for Road is pending.
galiti	s was scrubiniced and the pro-	St	ining permission needs to be submitted. tatus: The promoter stated that the excavation was lready carried out by the landowner. Hence, it is not
a harrenta a de set	- Period Manually, and Deciver States of the Research States of the		e quired. ert Chart needs to be revised.
0.01.03	inder har deposited the request		tatus: Submitted but needs to be revised.
43) 49 4 1984 1011/14	o make application along apple of decembrits the spore opper white the definit for and decre	SI	uarterly schedule of estimated sources needs to be ubmitted. tatus: Submitted but not matching with DPI which needs to
ny sola Decembra		b	e revised. roject report needs to be submitted.
l gadhe Factor sp	older and to initiate measure of a series of the come of the matter in the come of the series of the come of the series of the s	St	tatus: Submitted but needs to be revised as costing details re not given.
4- (253) 1- (253)	n ant inversel) wedne dedat	St	ash flow statement need to be submitted. tatus: Submitted but not matching with DPI which needs to e revised.
1 8 5 9 6 1 8 5 9 6 1 8 5 9 6	 A strate in the second strate in the first of the second se	10. F	inancial resources need to be met with project cost. Financial esources need to be filled in the DPI. tatus: Submitted but needs to be revised.
			HG form needs to be revised. tatus: Submitted.
sti i	e eta le sel briz histologice po	12. O b	ther in loan and advances under financial resources needs to e clarified. tatus: Not Submitted.
	and the last of the start are under	13. C si	A certificate for cost incurred and to be incurred needs to be ubmitted. tatus: Submitted but needs to be revised.
A total	nity a training grant of the legal	14. C	A certificate for REP I needs to be submitted. tatus: Not Submitted.
	omerica 68:04 2024	15. A n	ffidavit of promoter regarding arrangement with bank of naster account under section 4(2)(l)(D) needs to be revised. tatus: Submitted.

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21.	Remarks	1. The phase for which registration applied is not clearly
		shown/mentioned in Plan drawings/ DPI.
		2. The annexures in the online application are not uploaded as
		well as the correction needs to be done in the online (A-H) application.
		3. Online DPI needs to be corrected.
•		4. Approval NOCs from the various agencies for connecting external services like roads needs to be submitted.
		5. Mining permission needs to be submitted.
		Status: The promoter stated that the excavation was
		already carried out by the landowner. Hence, it is not
		required.
		6. Pert Chart needs to be revised.
		7. Quarterly schedule of estimated sources needs to be revised.
		8. Project report needs to be revised.
		9. Cash flow statement need to be revised.
		10. Financial resources need to be met with project cost. Financial resources need to be filled in the DPI needs to be revised.
		11. Other in loan and advances under financial resources needs to be clarified.
		12. CA certificate for cost incurred and to be incurred needs to be submitted.
		13. CA certificate for REP I needs to be submitted.

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	Chartered Accountant	Planning Executive	
	Day and Date of hearing	Monday and 29.04.2024	
	Proceeding recorded by	Ram Niwas	
1		PROCEEDINGS OF THE DAY	

Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case.

None of the director/CEO/Project-Incharge is present on behalf of the promoter except Sh. Pramod Kumar, a clerk carrying the Board Resolution who has no idea about the project.

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

The matter to come up on 20.05.2024.

(Sanjeev Kumar Arora)

Member, HARERA

(Ashok Sangwan) Member, HARERA

(Vijay Kumar Goyal) Member, HARERA

sh Kush

Kumar) (Aru Chairman, HARERA

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 (विनियमन और विकास) अधिनियम, 2016की पास 20के अर्तगत गठिव प्राधिकरण

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