

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Seasons		
2.	Name of the promoter	M/s Keystone World Pvt. Ltd.		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector-77, Gurugram		
5.	Legal capacity to act as a promoter	Joint Development Right Holder		
6.	Name of the license holder	M/s Janpriya Build Estate Pvt. Ltd.		
7.	Status of project	Ongoing		
8.	Whether registration applied for whole	Phase		
	Phase no.	2		
9.	Online application ID	RERA-GRG-PROJ-1571-2024		
10.	License no.	67 of 2011 dated 16.07.2011.		15.07.2026
11.	Total licensed area	16.540 acres	Area to be registered	4.035 acres
12.	Projected completion date	OC- 30.09.2029		
		CC- 31.12.2029		
13.	QPR Compliances (if applicable)	-		
14.	4(2)(I)(D) Compliances (if applicable)	-		
15.	4(2)(I)(C) Compliances (if applicable)	-		
16.	Status of change of bank account	-		
17.	Details of proceedings pending against the project	-		
18.	RC Conditions Compliances (if applicable)	-		
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	67 of 2011 dated 16.07.2011	15.07.2026
	ii)	Zoning Plan Approval	ZP-739/AD(RA)/2011/13950 dated 20.09.2011	-
	iii)	Building plan Approval	Not Submitted	
		Revised Building plan Approval	ZP-739-Vol-II/JD(RA)/2024/5446 dated 13.02.2024	13.02.2029
	iv)	Environmental Clearance	Applied on 29.07.2023	-

	v)	Airport clearance height	AAI/RHQ/NR/ATM/NOC/2023/629/2634-37 dated 01.09.2023	31.08.2031
	vi)	Fire approval scheme	FS/2024/6 dated 22.03.2024	
	vii)	Service plan and estimate approval	Applied on 19.02.2024	
20.	Fee Details			
	Registration Fee		Residential - 26,465.967 * 1.78 * 10 = Rs 4,71,094/- Total = Rs 4,91,094/-	
	Processing Fee		26,465.967 * 10 = Rs 2,64,660/-	
	Late Fee		550 % of the registration fee 4,71,094 * 5.5 = Rs 25,91,017/-	
	Total Fee		Rs 33,46,771/-	
21.	DD amount		Rs 7,28,000/- Rs 27,754/-	
	DD no. and date		027438 dated 27.02.2024. RERA-GRGP1714055748 dated 25.04.2024	
	Name of the bank issuing		HDFC Bank	
	Deficient amount		Rs 25,91,017/-	
22.	File Status		Date	
	File received on		27.02.2024	
	First hearing on		18.03.2024	
	First notice Sent on		20.03.2023	
	Second hearing on		01.04.2024	
	Third hearing on		15.04.2024	
	Fourth hearing on		29.04.2024	
23.	Case History:			
	<p>The Promoter M/s Keystone World Pvt. Ltd. who is a Joint Development Right Holder applied for the registration of real estate group housing colony namely "Seasons" located at Sector- 77, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 67009 dated 27.02.2024 and RPIN-726. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1571-2024. The project area for registration is 4.035 acres but the licensed area i.e., 16.540 acres granted under License no - 67 of 2011 dated 06.07.2011 which is valid upto 15.07.2026.</p> <p>The DTCP has granted license no. 67 of 2011 dated 16.07.2011 for the development of Group Housing Colony over an area admeasuring 16.54 acres in Sector 77, Gurugram in favour of M/s Janpriya Build Estate Pvt. Ltd. and M/s Triplex Housing and Land Developers Pvt. Ltd.</p> <p>Thereafter, the license was transferred in favour of M/s Janpriya Build Estate Pvt. Ltd. vide order dated 08.05.2012. Further, the permission for execution of the project in joint venture with M/s Umang Realtech Pvt. Ltd. was granted vide memo dated 07.09.2012.</p> <p>Further, the permission of joint development right holder has been obtained for an area admeasuring 4.035 acres by M/s Keystone World Pvt. Ltd. vide memo no. LC-2384-JE(SB)-2023/39284 dated 16.11.2023.</p> <p>On 18.03.2024, Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. The office to issue the deficiency notice by tomorrow. The matter to come up on 01.04.2024.</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/726 dated 20.03.2024 was issued to the promoter with an opportunity of being heard on 01.04.2024.</p>			

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, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	<p>On 01.04.2024, Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. The reply has been submitted today. The office to examine the reply. The matter to come up on 15.04.2024.</p> <p>The promoter has submitted a reply on 01.04.2024 which was scrutinized and the remaining deficiencies were conveyed to the promoter.</p> <p>The promoter has submitted an application on 10.04.2024 requesting for an adjournment till 28.04.2024.</p> <p>On 15.04.2024, Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Naresh Kumar (Dy. Project Manager) is present on behalf of the promoter and requests for two weeks' time for complying with the deficiencies. The matter to come up on 29.04.2024.</p> <p>The promoter has submitted a reply on 18.04.2024 and 26.04.2024 which were scrutinized and the status of the documents is mentioned below:</p>	
<p>24.</p>	<p>Present compliance status as on 29.04.2024 of deficient documents conveyed in last hearing dated 15.04.2024.</p>	<ol style="list-style-type: none"> 1. Deficit Fee – Rs 25,91,017/-. Status: Submitted a representation regarding non-applicability of late fee stating that they have obtained BIP Permission on 16.11.2023.. 2. Two-third consent from the existing allottees regarding the revision of building plans needs to be submitted. Status: Submitted a representation regarding non-applicability of two-third consent as both phases are distinctly separated by 24 meter and common facility are independent for both phases and they have obtained BIP Permission on 16.11.2023. 3. Clarification regarding the left out area for registration out of total licensed area i.e., 1.965 acres needs to be submitted. Status: Promoter stated that balance area of 1.965 acres consists of area under 24 meter road, access road. 4. Affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the area applied for registration needs to be revised. Status: Submitted. 5. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted. 6. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 7. Environment Clearance needs to be submitted. Status: Applied on 29.07.2023. 8. Approved Service plan and estimates needs to be submitted. Status: Applied on 19.02.2024. 9. Draft Application form needs to be revised. Status: Submitted. 10. Draft Allotment letter needs to be revised. Status: Submitted. 11. Pert Chart needs to be revised. Status: Submitted. 12. Draft Brochure needs to be revised. Status: Submitted.



		<p>13. Mining permission needs to be submitted. Status: The promoter submitted an undertaking that they will submit the mining permission before start of construction.</p> <p>14. GST Certificate needs to be update as Directors details reflected in GST Certificate is not same as MCA website. Status: Submitted.</p> <p>15. No objection certificate required from Axis bank, as charge on land is created including the Employee ID and other details. Status: Representation Submitted, NOC not required.</p> <p>16. Complete NEC certificate is required as Khasra No. mention in NEC certificate is not match with DPI. Status: Submitted.</p> <p>17. Board resolution is required in compliance of 70% collection in RERA A/c with specific project name account. Status: Submitted.</p> <p>18. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project are required to be clarified. Status: Submitted.</p> <p>19. Quarterly schedule of estimated sources needs to be revised. Status: Submitted.</p> <p>20. Quarterly cash flow statement needs to be revised. Status: Submitted.</p> <p>21. Affidavit for 4(2)(l)(d) needs to be submitted. Status: Submitted.</p> <p>22. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be revised. Status: Submitted.</p>
25.	Remarks	<p>1. Deficit Fee - Rs 25,91,017/-. Status: Submitted a representation regarding non-applicability of late fee stating that they have obtained BIP Permission on 16.11.2023.</p> <p>2. Two-third consent from the existing allottees regarding the revision of building plans needs to be submitted. Status: Submitted a representation regarding non-applicability of two-third consent as both phases are distinctly separated by 24 meter and common facility are independent for both phases and they have obtained BIP Permission on 16.11.2023.</p> <p>3. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>4. Online DPI needs to be revised.</p> <p>5. Environment Clearance needs to be submitted.</p> <p>6. Approved Service plan and estimates needs to be submitted.</p> <p>7. Mining permission needs to be submitted.</p>

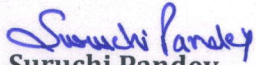
Status: The promoter submitted an undertaking that they will submit the mining permission before start of construction.

Recommendations:

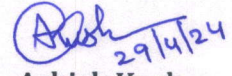
The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form, Late Fee - Rs 25,91,017/-, Environment Clearance, Approved service plan & estimates and Mining Permission.

The promoter shall submit the DD/BG amounting to Rs 25 lakhs as a security amount to submit the Environment Clearance within 3 months and Revised Service plan and estimates within one month from the date of issuance of registration certificate.

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


Suruchi Pandey

Chartered Accountant


Ashish Kush

Planning Executive

Day and Date of hearing

Monday and 29.04.2024.

Proceeding recorded by

Ram Niwas

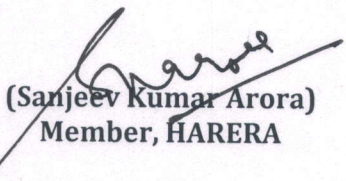
PROCEEDINGS OF THE DAY

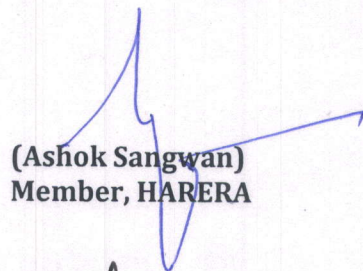
Proceedings dated: 29.04.2024.


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

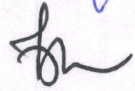
Sh. Vaibhav Tapdiya (AR), Sh. Sibasis Bhattacharya (AR) and Sh. Naresh Kumar (AR) are present on behalf of the promoter.

Approved subject to depositing of the deficit late fee already conveyed as its waiver cannot be considered by the Authority. Further, the applicant promoter is BIP holder granted by DTCP along with approval of plans in respect of phase-II which shall have independent services and amenities. The DTCP has conveyed technical approval of Service plan and estimates subject to depositing the BG of Rs. 47 lakhs which is being submitted to the DTCP within this week and the promoter will submit approved service plans and estimate within one month along with BG of Rs. 25 lakhs for submission of EC within three months from the date of registration failing which legal consequences will follow.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA

