Promoter Name: M/s B.D Infradevelopers Pvt. Ltd.
Project Name: Ultimus

PROJECT HEARING BRIEF FOR EXTENSION OF REGISTRATION U/S 6		
S.No	**Particulars**	**Details**
1.	**Name of the project**	Ultimus
2.	**Name of the promotor**	M/s B.D Infradevelopers Pvt. Ltd.
3.	**Nature of the project**	Affordable Group Housing colony.
4.	**Location of the project**	Sector-95, Gurugram.
5.	**Legal capacity to act as a promoter**	License holder.
6.	**Name of the license holder**	B.D Infradevelopers Pvt. Ltd. (Transfer of license from Fortune land & Housing Pvt. Ltd., Vertex Land & Housing Pvt. Ltd., Orris Infrastructure Pvt. Ltd., Crazy land & Housing Pvt. Ltd in collaboration with B.D Infradevelopers Pvt. Ltd. to B.D Infradevelopers Pvt. Ltd. dated 08.01.2020)
7.	**Name of the Collaborator**	N/A
8.	**Whether registration applied for whole**	Whole.
9.	**Status of project**	New
10.	**Online Application ID**	RERA-GRG-1624-2024
11.	**Date of completion of project as per REP-II/4(2)(l)(c)**	Not Submitted.
12.	**QPR Compliance (If applicable)**	Submitted - March 20 to Dec 23. **Pending – March 24.**
13.	**4(2)(l)(d) Compliance (If applicable)**	Submitted – For financial year – 2019-20, 2020-21, 2021-22, 2022-23.
14.	**4(2)(l)(c) compliance**	N/A
15.	**Status of change of bank accounts**	**Changed with the permission of Authority**
16.	**Compliance of RC Conditions**	1. Electrical Load – Submitted on time (15.05.2019). 2. Fire Scheme approval - Submitted on time (20.02.2020) 3. Approved Service plans and estimates - Submitted not on time (17.01.2023)

17.	**Details of proceedings pending against the project**	**1 RERA-GRG 4005-2022.** Compliance of section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016. Status- Submitted – For financial year – 2019-20, 2020-21, 2021-22, 2022-23. **2. RERA-GRG 3335-2022** Show cause notice for non-submission of quarterly progress report. Status – Submitted the QPR up to Dec 23, Pending – March 24. 3. **RERA-GRG 4440-2022** Show cause notice for revocation of registration of u/s 7(1) of the Act of 2016. Status – Pending.		
18.	**License no.**	30 of 2019 dated 28.02.2019		Valid up to 27.02.2024
19.	**Total licensed area**	5 Acres	**Area to be registered**	5 Acres
20.	**RC No**	72 of 2019 dated 23.12.2019 valid up to 01.01.2024 + 6 months Covid = (30.06.2024)		
21.	**Fee Details**			
	Registration fee	Residential 46,036.966 x 2.37 x 10 = Rs. 10,91,076/- Commercial 1513.518 x 1.87 x20 = Rs. 56,606/- Total = Rs. 11,47,682 /-		
	Processing fee	47,550.484 x 10 =Rs. 4,75,505/-		
	Extension Fee (Half of Registration fee)	11,47,682 /2 = Rs. 5,73,841/-		
	Processing fee for extension	47,550.484 x 10 =Rs. 4,75,505/-		
	Late fee (1 month)	5,73,841/2 = 2,86,921/-		
	Total fee	Rs. 29,59,454/-		
	DD submitted at the time of registration	1. 11,15,451/- 2. 4,75,503/- 3. 32,233/- Total = 16,23,187/-		
	DD no. and date for registration	1. 959206 dated 16.11.2019. 2. 959207 dated 16.11.2019. 959258 dated 26.11.2019		
	Name of the bank issuing	Kotak Mahindra Bank		

	DD submitted at the time of extension.	Rs. 2,00,000/-
	DD details submitted for extension of registration	000613 dated 02.04.2024
	Name of the bank issuing	AU Small Finance Bank
	Deficient amount	29,59,454 -18,23,187 = Rs. 11,36,267 /-

22. Statutory approvals either applied for or obtained prior to registration

S.No.	Particulars	Date of approval	Validity up to
i)	License Approval	30 of 2019 dated 28.02.2019	27.02.2024
ii)	Zoning Plan Approval	DTCP 6866 dated 28.02.2019	
iii)	Building plan Approval	ZP-1325/AD/(RA)/2019/22280dated 11.09.2019.	10.09.2024
iv)	Environmental Clearance	PALM/NORTH/B/071019/413662dated 11.07.2019	17.12.2026
v)	Airport height clearance	PALM/NORRTH/B/071019/413662 dated 11.07.2019.	
vi)	Fire scheme approval	FS/2020/57 dated 20.02.2020.	
vii)	Service plan and estimate approval	Not Provided.	
viii)	Electricity load availability connection	Ch-48/Drg-PLC dated 15.05.2019	

23.	**File Status**	**Date**
	Project received on	04.04.2024
	First notice sent on	26.04.2024
	First hearing on	29.04.2024

24. Case History:

An application for extension of registration of affordable group housing colony namely "Ultimus" situated at Sector-90, Gurugram, Haryana being developed by M/s B.D Developers Pvt. Ltd. was submitted on 04.04.2024 under section 6 of Real Estate (Regulation and Development), Act 2016.

This application for registration falls under license no. 30 of 2019 dated 28.02.2019 valid up to 27.02.2024 for area admeasuring 5 acres and the project had been registered with the Authority vide 72 of 2019 dated 23.12.2019 valid up to 01.01.2024 + 6 months Covid = (30.06.2024).

On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter via notice dated 19.04.2024.

25.	**Present compliance status as on 29.04.2024 of deficient documents as**	1. Deficit fees of Rs. 11,36,267/- needs to be submitted. 2. Correction in online DPI needs to be done. 3. Renewal of license needs to be submitted.

	observed against the deficiency notice dated 26.04.2024.	4. Approved service plans and estimates needs to be submitted. 5. Akshjra certified on latest dates needs to be submitted. 6. The promoter has applied the extension u/s 6 by promoter name M/s B.D Infradevelopers LLP, but the change of license is name of M/s B.D Infradevelopers Pvt. Ltd., same needs to be clarified. 7. Land title search reports needs to be submitted. 8. Draft allotment letter and draft conveyance deed needs to be submitted. 9. Draft BBA needs to be revised along with payment plan. 10. Copy of executed BBA, executed Conveyance deed needs to be submitted. 11. Site photographs for the physical status of construction needs to be submitted. 12. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. 13. Details of unsold flats need to be provided. 14. PERT chart specifying date of completion needs to be submitted. 15. Project Report needs to be submitted. 16. Bank Undertaking needs to be submitted. 17. Creation of Charge (CHG) form needs to be submitted. 18. Quarterly Net Cash Flow statement needs to be submitted. 19. CA certificate for Net worth of promoter needs to be submitted. 20. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. 21. Statement of quarterly expenditure needs to be submitted. 22. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. 23. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted.

		24. Board Resolution needs to be submitted from MRG Infrabuild Pvt Ltd for authorizing Rajat Goel for entering into LLP agreement. 25. REP II needs to be revised as OC date is not mentioned. 26. Statement of quarterly source of funds needs to be submitted. 27. Project Cost as per DPI is Rs 15626.54 lakhs, Online REP-1 (A-H) is Rs 14874 lakhs, QPR is Rs 14874.57 lakhs, CA certificate submitted with QPR is Rs 14891 lakhs. So, Justification is required for such differences. 28. Clarification required for difference in Land Cost as it is Rs 3150 lakhs as per sale deed while as per DPI it is Rs 3165.24 lakhs. 29. As per Loan Sanction Agreement with AU Small Finance Bank, company has taken loan amounting Rs 30 crore on the Project Ultimus. NOC is required from the lender.
26.	**Remarks**	No reply received

Suruchi Pandey
(Suruchi Pandey)
Chartered Accountant

(Shashank Sharma)
Associate Engineer Executive

Day and Date of hearing	Monday and 29.04.2024
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 29.04.2024.
Sh. Shashank Sharma, Associate Engineer Executive and Ms. Suruchi Pandey briefed about the facts of the project.
Sh. Sandeep Tyagi (AR) is present on behalf of the promoter and seeks two weeks time for submission of the deficit documents.
The matter to come up on 27.05.2024.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

V.I – 3
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA