



New PWD Rest House, Civil Lines, Gurugram, Haryana
हरियाणा

नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम,

Project - The Billionaire Residences
RERA-GRG-1492-2023

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	The Billionaire Residences		
2.	Name of the promoter	M/s Kvell Infrastructure LLP		
3.	Nature of the project	Group Housing Colony		
4.	Location of the project	Sector- 02, Gwal Pahari, Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of the license holder	M/s Kvell Infrastructure LLP		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole		
	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1492-2023		
10.	License no.	75 of 2022 dated 15.06.2022.		Valid up to 14.06.2027
11.	Total licensed area	4.5875 acres	Area to be registered	4.5875 acres
12.	Projected completion date	OC - 28.02.2028 CC - 30.06.2028		
13.	QPR Compliances (if applicable)	N/A		
14.	4(2)(I)(D) Compliances (if applicable)	N/A		
15.	4(2)(I)(C) Compliances (if applicable)	N/A		
16.	Status of change of bank account	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	RC Conditions Compliances (if applicable)	N/A		
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	75 of 2022 dated 15.06.2022.	14.06.2027
	ii)	Zoning Plan Approval	DRG. NO. DG,TCP 8408 dated 20.06.2022	
	iii)	Building plan Approval	ZP-1835/JD(RA)/2024/1287 dated 11.01.2024	10.01.2029
	iv)	Environmental Clearance	SEIAA/HR/2023/398 dated 15.11.2023	14.11.2033
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/413/1928-31 dated 05.07.2023	04.07.2031
	vi)	Fire scheme approval	Applied on 03.02.2024	



	vii) Service plan and estimate approval	Applied on 02.02.2024
20.	Fee Details	
	Registration Fee	Residential 25,249.7476 * 1.87 * 10 = Rs 4,72,170/- Commercial 67.69 * 1.87 * 20 = Rs 2532/- Total - Rs 4,74,702/-
	Processing Fee	25,317.4376 * 10 = Rs 2,53,174/-
	Late Fee	N/A
	Total Fee	Rs 7,27,876/-
21.	DD amount	Rs. 4,72,500/- Rs. 2,52,600/- Rs 3,000/-
	DD no. and date	000955 dated 07.02.2024. 000956 dated 07.02.2024. 000963 dated 29.02.2024.
	Name of the bank issuing	HDFC Bank
	Deficient amount	NIL
22.	File Status	Date
	File received on	12.02.2024
	First notice Sent on	06.03.2024
	First hearing on	11.03.2024
23.	Case History: The Promoter M/s Kvell Infrastructure LLP who is a license holder applied for the registration of real estate group housing colony namely "The Billionaire Residences" located at Sector- 02, Gwal Pahari, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 66272 dated 12.02.2024 and RPIN- 714. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1492-2023. The project area for registration is 4.5875 acres as that of the licensed area i.e., 4.5875 acres granted under License no - 75 of 2022 dated 15.06.2022 which is valid upto 14.06.2027. The application for registration of group housing colony was scrutinized and 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/714 dated 06.03.2024 was issued to the promoter with an opportunity of being heard on 11.03.2024. The promoter has submitted the reply on 06.03.2024 which was scrutinized and the status of the documents is mentioned below:	
24.	Present compliance status as on 11.03.2024 of deficiencies conveyed	1. Deficit Fee- Rs 2776/-. Status: Submitted, DD no. 000963 dated 29.02.2024 amounting to Rs 3,000/-.



<p>through notice dated 06.03.2024.</p>	<ol style="list-style-type: none">2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted for corrections.3. Online DPI needs to be corrected. Status: Submitted but needs to be revised.4. Fire Scheme approval needs to be submitted. Status: The promoter submitted an undertaking to submit the approval within 3 months of registration certificate.5. Approved Service plan and estimates needs to be submitted. Status: The promoter submitted an undertaking to submit the approval within 3 months of registration certificate.6. Approval NOC's from various agencies for connecting external services like road needs to be submitted. Status: Applied on 15.09.2023.7. Layout plan superimposed on the demarcation plan needs to be submitted. Status: Submitted.8. Mutation, Jamabandi and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted.9. Information regarding the entry of license in the revenue department needs to be submitted. Status: Submitted.10. Draft application form needs to be revised. Status: Submitted.11. Draft Allotment letter needs to be revised. Status: Submitted.12. Draft BBA needs to be revised. Status: Submitted.13. Draft brochure and advertisement document needs to be submitted. Status: Submitted.14. Pert chart needs to be revised. Status: Submitted.15. Address details mismatched in GST certificate & project details needs to be rectified. Status: Submitted.16. Stamp & sign of organization required on every KYC details. Status: Submitted.17. KYC of GEO Consultant needs to be provided. Status: Submitted.18. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted.19. Financial resources mentioned in DPI needs to be revised.
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		<p>Status: Submitted.</p> <p>20. Cost of the project in REP-I needs to be revised. Status: Submitted.</p> <p>21. CA certificate for net worth needs to be submitted. Status: Submitted.</p> <p>22. Inventory details mentioned in CA certificate and DPI needs to be updated/clarified. Status: Submitted.</p> <p>23. CA certificate for REP I needs to be provided. Status: Submitted.</p> <p>24. REP-II needs to be revised (OC date not mentioned). Status: Submitted.</p> <p>25. Project report needs to be revised. (Costing details mismatched with DPI). Status: Submitted.</p> <p>26. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be provided needs to be revised. Status: Submitted.</p> <p>27. Challan copy of paid IDC, EDC needs to be submitted. Status: Submitted.</p> <p>28. CA certificate for cost incurred & to be incurred needs to be revised (mismatched with DPI). Status: Submitted.</p> <p>29. Statement needs to be provided for quarterly expenditure/Net cash flow statement/Quarterly source of funds. Status: Submitted.</p> <p>30. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules. Status: Submitted.</p> <p>31. Non-Encumbrance certificate certified on the latest date not below the rank of tehsildar needs to be submitted. Status: Submitted.</p>
25.	Remarks	<ol style="list-style-type: none">1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.2. Online DPI needs to be revised.3. Fire Scheme approval needs to be submitted.4. Approved Service plan and estimates needs to be submitted.5. Approval NOC's from various agencies for connecting external services like road needs to be submitted.

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, Fire Scheme approval, Approved service plan & estimates and Road Access permission.

The promoter shall submit three DD /BG amounting to Rs 25 lakhs as a security amount to submit the Fire Scheme approval, Approved service plan and Estimates and Road access permission within 3 months 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.

On leave

Ashish Dubey
Chartered Accountant

Ashish
11/3/24

Ashish Kush
Planning Executive

Day and Date of hearing

Monday and 11.03.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 11.03.2024.

Sh. Ashish Kush, Planning Executive briefed about the facts of the case.

Sh. Jatin Arora (AR), Sh. Haridesh Bedi (AR) and Sh. Ravi Gautam (AR) are present on behalf of the promoter.

The promoter has declared the date of completion as 30.06.2028 as building plans approved for the site are valid upto 10.01.2029 and renewal of license shall be taken after its expiry on 14.06.2027. The road access permission from PWD road stand applied on 15.09.2023 and is fixed for approval in today's meeting. The BG/DD for submission of Fire scheme approval as well as Service plans & estimates of Rs. 25 lakhs each as a security amount has been deposited in the Authority today and the requisite approvals will be submitted within three months from grant of registration certificate as the same are already in advance stage of approval with the competent authority. The promoter will submit DD amounting to Rs. 25 lakhs for submission of road access permission within three months from grant of registration certificate.

Approved as proposed subject to the above.

Sanjeev
(Sanjeev Kumar Arora)
Member, HARERA

Ashok
(Ashok Sangwan)
Member, HARERA

Vijay
(Vijay Kumar Goyal)
Member, HARERA

Arun
(Arun Kumar)
Chairman, HARERA

