

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईस, गुरुग्राम, हरियाणा

Project – Arden 45 RERA-GRG-1517-2023

S.No.	Partie		g brief for project registration u/s 4 Details			
1.	Name	of the project	Arden 45			
2.	-	of the promoter	M/s Uday Buildwell Pvt Ltd.			
3.	Natur	e of the project	Commercial project			
4.	Locat	ion of the project	Sector- 45, Gurugram			
5.	Legal	capacity to act as a	Collaborator			
	promoter					
<u>6</u> .	Name	of license holder	Sh. Mahender Singh S/o Sh. Ram Sharan			
			Sh. Mohit Kumar Yadav S/o Sh. Dharambir			
7.		s of project	New			
8.	Whet	0	Whole Project	Whole Project		
	applied for whole/phase					
9.	Completion date as		31.10.2026			
		oned in REP-II				
10.		e application ID	RERA-GRG-PROJ-1517-2023			
11.	QPR Compliances (RC 76 of		Submitted			
4.9		dated 10.07.2023)				
12.	4(2)(N/A			
10		6 of 2023)	NT / A			
13.)(C) Compliances	N/A			
14.		s of change of bank	N/A			
15.	account		N / A			
15.	Details of proceedings		N/A			
16.	pending against the project RC Conditions Compliances (RC 76 of 2023)		N/A			
10.			IN/ A			
17.	Licen		204 of 2022 dated	13 12 2022	valid upto 12.12.2027	
			189 of 2023 dated 15.09.2023		valid upto 14.09.2028	
18.	Total licensed area		1.025 acres	Area to be	1.025 acres	
19.	Statut	ory approvals of there	nnliad far ar abtai	registered	ation	
17.	Statutory approvals either applied for or obtained prior to registration					
	S No.	Particulars	Date of approval		Validity upto	
	S.No Particulars		Date of	approval	valuity upto	
	i)	License Approval	204 of 2022 dated 13.12.2022		12.12.2027	
			189 of 2023 dated 15.09.2023		14.09.2028	
	ii)	Zoning Plan	DGTCP 8845 dated 14.12.2022 N/A			
	Approval Revised Zoning plan					
			DGTCP-9607 dated 15.09.2023 N/A		N/A	
		approval				
	iii)	Building plan	70-1712 /DA (DV)	/2023/9627 dated	04.04.2028	
		Approval		4.2023	04.04.2028	
	1784				44.04.0000	
		Revised Building plan approval		/2024/1432 dated 1.2024	11.01.2029	
		DUDE DEPENDENCE	120	1 /11/4		

भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



			R	ERA-GRG-1517-2023	
	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	- 9	
	vii)	Revised Service plan and estimate	LC-4884/Asstt(RK)/2024/4506 dated (area)	07.02.2024 (For additional	
		approval			
20.		letails	7756.001 norm $*1.07 * 20 - D_{2}2.00.104$		
	Registration fee		7756.801 sqm * 1.87 * 20 = Rs 2,90,104/-		
	Processing fee Late fee		7756.801 sqm * 10 = Rs 77,568/- N/A		
	Total		Rs 3,67,672/-		
		etails	13 5,07,072/		
8	DD amount		Rs. 1,76,562/- Rs. 30,586/- Rs. 1,38,403/- Rs. 68,155/- Rs 31,534/-	A	
	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		Rs 3,67,672/-		
	for this application Name of the bank issuing		ICICI Bank AU Small Finance Bank		
	Deficient amount		Nil		
21.	File S	tatus	Date		
	File r	eceived on	05.01.2024		
	First	notice Sent on	22.01.2024		
	First hearing on		22.01.2024		
	Second hearing on		27.03.2024		
		l hearing on	15.04.2024		
22.	Case The P estate Real 05.01	History: Promoter M/s Uday Build e commercial colony nam Estate (Regulations and .2024 and RPIN-695. The	well Pvt. Ltd. who is a collaborator appli ely "Arden 45" located at Sector-45, Gur d Development) Act, 2016 vide centr e Temp I.D. of REP – I (Part A-H) is RER/ same as that of the total licensed area i.e	ugram under section 4 of the al receipt no. 64236 dated A -GRG-PROJ-1517-2023. The	

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

भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



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.

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.

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.

On 22.01.2024, 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.

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.

On 27.03.2024, 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.

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.

The promoter has submitted the reply on 26.03.2024 and 05.04.2024 which have been scrutinized and the status of the documents is mentioned below

23.	Present compliance	1.	The annexures in the online application are not uploaded as
	status as on 15.04.2024		well as the correction needs to be done in the online (A-H)
	of the deficiencies as		application.
	conveyed in the last		Status: Needs to be corrected
	hearing dated	2.	Online DPI needs to be corrected.
	27.03.2024.		Status: Needs to be corrected
		3.	Copy of all approved building plans needs to be submitted.
			Status: Submitted.
		4.	Revised Fire Scheme approval plans needs to be submitted.
			Status: Submitted.
		5.	Approved Revised Service plans and estimates (estimate
			booklet and plans) needs to be submitted.
			Status: Submitted.
		6.	Units allocation to the landowner and the developer in

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 धारा 20के अर्तगत गठित प्राधिकरण



accordance with the collaboration agreement duly signed by both the parties needs to be submitted and marked on approved plans. Status: Not submitted 7. Latest Land title search report by advocate incorporating the bar enrolment number needs to be revised for complete area. Status: Not submitted 8. Mining permission needs to be submitted. Status: Not submitted 9. Pert chart needs to be revised 10. Allottees draft BBA needs to be submitted as per prescribed format. 11. Copy of executed application form, allotment letter needs to be submitted. Status: Submitted. 12. Draft Brochure/Advertisement document needs to be submitted. Status: Submitted. 13. Cost of the land needs to be clarified according to the area applied for the registration and in respect of title deed etc. Status: Submitted 14. Challan copy of paid IDC, EDC needs to be provided. Status: Submitted 15. MOA & AOA copy needs to be provided. Status: Submitted 16. Supporting documents for land cost needs to be drovided. Status: Submitted 17. Non-Encumbrance certificate provided but not adequate needs to be revised 18. CA certificate needs to be done in the online (A-FI) application. 19. Non-Encumbrance certificate more wited 10. Ca certificate needs to be do				RERA-GRG-1517-2023
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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 (विभियमन और विकास) अधिनेयम, 2016की धारा 20के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

	Project – Arden 45 RERA-GRG-1517-2023			
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Suruchi landez Suruchi	Way			
Suruchi Chartered Accountant	Sumeet			
Day and Date of hearing	Engineering Officer Monday and 15.04.2024			
Proceeding recorded by	Ram Niwas			
¥.	PROCEEDINGS OF THE DAY			
Proceedings dated: 15.04.2024.				
Sh. Sumeet, Engineering Officer and M	s. 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				
(Sanjeev Kumar Arora) Member, HARERA	(Ashok Sangwan) Member, HARERA (Vijay Kumar Goyal) Member, HARERA (Arun Kumar) Chairman, HARERA			

HARERA 8

भारत की संसद द्वारा पारित 2016का अधिनियम राख्यांक 16