

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 लाईंस गुरुग्राम, हरियाणा

Project

Pride Park

Promoter

M/s Faith Buildtech Pvt. Ltd.

SNo.	Partic	culars	Details		
1.	Name	of the project	Pride Park		
2.	Name of the promotor		M/s Faith Buildtech Pvt. Ltd. (Collaborator)		
3.	Nature of the project		Affordable Residential Plotted Colony under DDJAY		
4.	Locat	ion of the project	Sector 04, Sohna, Gurugram		
5.	Legal capacity to act as a promoter		Collaborator		
6.	Name of the license holder		M/s Adishwar Real Estate Pvt. Ltd & others		
7.	Whether registration applied for whole		Whole		
8.	Phase no.		N/A		
9.	Online application ID		RERA-GRG-PROJ-1515-2023		
10.	Licen	se no.	05 of 2024 dated 18.01.2024		Valid up to 17.01.2029
11.	Total	licensed area	18.475 Acres	Area to be registered	18.475 Acres
12.	Project completion date as declared u/s 4(2)(1)(c)		17.01.2029		na horozogala sucord
13.	QPR compliance		N/A		
14.	4(2)(l)(D) compliance		N/A		
15.	Compliance of conditions of RC		N/A		
16.	4(2)(l)(c) compliance	N/A		
17.	Details of proceedings pending against the project		N/A	e ekstilasi da	A PA CLOSSOS MONTHS
18.	Status	s of change of bank a/c	N/A		
19.	Statutory approvals either applied for or obtained prior to registration				
The Asset of State of	S.No	Particulars	Date of appro	val	Validity up to
	i)	License Approval	18.01.2024		17.01.2029
	ii)	Zoning Plan Approval	Not submitted		THE CS SECTION
	iii)	Layout plan Approval	19.01.2024		E to Muse beginning the
	iv)	Environmental Clearance	N/A	antenation seco	On 0 4:00 2024, Ms Use
	v)	Airport height clearance	N/A		



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	vi)	Fire scheme approval	N/A		
	vii)	Service plan and estimate approval	Not submitted		
	viii)	Electricity load availability connection	Submitted		
20.	Fee details				
	Registration fee		(71775.69x 10) + (2989.86 x 20) =Rs. 7,77,554/-		
	Late fee		Nil gertalise to the transfer of the second to the		
	Processing fee		74765.55 x 10 =Rs. 7,47,656/-		
	Total fee		Rs. 15,25,210/-		
21.	DD amount		Rs. 11,51,322/- Rs. 3,73,828/-		
	Online Payment		Rs. 60/-		
	DD no. and date		528449 dated 07.02.2024 592556 dated 24.01.2024		
	Transaction ID		240321180523683 (Net banking of Rs. 60/-)		
	Name of the bank issuing		Kotak Mahindra Bank RBL Bank		
	Deficient amount		N/A		
22.	File Status		Date		
	Project received on		08.02.2024		
	Notice dispatched on		01.03.2024		
	1st Hearing		04.03.2024		
	1st Reply		22.03.2024		
	2 nd Hearing		27.03.2024		
	3 rd Hearing		15.04.2024		
23	Casa history				

23. Case history-

The promoter i.e., M/s Faith Buildtech Pvt. Ltd. has applied on dated 08.02.2024 for registration of their affordable plotted colony under DDJAY namely "Pride Park" located at Sector 04, Sohna, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.

This application relates to the license no. 05 of 2024 dated 18.01.2024 issued by the DTCP in favour of Adishwar Real Estate Pvt. Ltd & others and in collaboration with Faith Buildtech Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 18.475 Acres in Sector 04, Sohna, Gurugram.

On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter through deficiency notice dated 01.04.2024 and an opportunity of hearing was provided on 04.03.2024.

On 04.03.2024, Ms. Deepika (Planning Executive) briefed about the facts of the case. None is present on behalf of the promoter. The promoter is directed to submit the reply of the deficiencies which were conveyed vide notice dated 01.03.2024. Further, the matter is adjourned to 27.03.2024.



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On 27.03.2024, Ms. Deepika (Planning Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case. Sh. Subhasis Lahiri (AR) is present on behalf of the promoter. The AR states that the zoning has been approved by the DTCP and will be submitted in next one week. The reply to the other deficiencies has been submitted on 22.03.2024 and office to examine the same. The matter to come up on 15.04.2024.

The promoter has mailed on 11.04.2024, requesting for an adjournment due to some unavoidable circumstances.

24. Present compliance status as on 15.04.2024 of deficient documents as observed in last hearing dated 27.03.2024.

- Corrections in REP-I (Part A-H) need to be done. Requisite documents need to be provided in PDF format. Status: Submitted, but needs to be revised.
- Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted.
 Status: Submitted, but needs to be revised.
- 3. Deficit fee of Rs. 60/- needs to be paid.

Status: Submitted

4. Approved zoning plan needs to be submitted.

Status: Not submitted

- Approved service plans and estimates need to be submitted.Status: Not submitted
- 6. Demarcation plan needs to be submitted.

Status: Submitted

7. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.

Status: Not submitted

- 8. Electrical load availability connection needs to be submitted.

 Status: Assurance certificate from DHBVN is submitted.
- 9. Affidavit/ Undertaking with regard to non- applicability of natural conservation zone, tree cutting permission, forest land diversion and power line shifting need to be submitted.

Status: Submitted

10. NOCs for construction water, drinking water supply, storm water drainage and sewerage connection from concerned departments need to be submitted.

Status: Submitted

11. Copies of mutation, jamabandi and aks shijra certified by a revenue officer not more than 6 months prior to the date of application for registration needs to be submitted.

Status: Submitted

12. Land title search report needs to be submitted.

Status: Submitted

13. PERT chart of the proposed project needs to be submitted.

Status: Submitted

- 14. Collaboration Agreement for entire project needs to be submitted. Status: In collaboration agreement one of the licensees is not mentioned as well as the areas of the respective licensee is also not mentioned.
- 15. The project land licensed and bonded for setting up of a colony has been informed to the revenue department for entry in the record of ownership needs to be submitted.



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Promoter M/s Faith Buildtech Pvt. Ltd.

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trevient treatfinitioning	i libo bad s	Payment Receipt need to be revised.
- mad salt o moreovo estebilità è e		Status: Submitted, but needs to be revised.
	17.	Draft brochure and advertisement need to be revised.
		Status: Not submitted
because smorth and recommend	18.	Cost of the land in REP-I needs to be revised as it includes
		conversion charges and license fee of total amount 348.87 lakh.
true de de de de la		Status: Submitted, but needs to be revised.
in Por inmat.	19.	Non-Encumbrance Certificate of latest date needs to be submitted
forverhor	A 20 20 1	as it was dated 13.03.2023.
Fire of the particle serious to Actoo	ar seperii a	Status: Submitted, but needs to be revised as the stamp is
Liberting		missing.
Doctors and o		Form CHG -1 require as it was submitted to Ministry of Corporate
1,040.0	at of people	Affairs for creation of charge.
	21	Status: Submitted
- inneritation res	21.	Challan copy of paid IDC, EDC needs to be provided.
	22	Status: EDC Challan submitted.
0.017301378.000.00.0000.83880	22.	Qualified Opinion was made for advance to vendors amounting Rs
		23,604.11 lakhs.
D4074 340	23.	Status: Clarification not provided.
	23.	KYC of Authorize Representative not submitted. Status: Submitted
	24.	되게 하면 (MECCONOMIC) (MECCONOMIC) 전략하면 하면 보는 사람이 되었다고 있는데 보고 Hard Hard Hard Hard Hard Hard Hard Hard
	21.	CA certificate for Net worth of promoter needs to be provided. Status: Submitted
colling or select the supplification	25.	Project report needs to be submitted.
nem DBBVV is substitution		Status: Not Submitted
	00	Undertaking regarding auto credit of 10% of receipts from
and the second control of		separate RERA account maintained under section 4(2)(l)(D) needs
institutely se		to be provided.
		Status: Submitted, but needs to be revised.
. A sale de Via de Sale va de Via	27.	Quarterly expenditure statements need to be submitted.
on (rem et noeraed declare	lasa kan es	Status: Submitted
	28.	Quarterly source of funds needs to be submitted.
		Status: Submitted, but needs to be revised.
work of address and the state	29.	Affidavit of promoter regarding arrangement with bank of master
with the the date of application	ed maria	account needs to be submitted.
the state of the s	nim lia sé	Status: Submitted
	30.	CA certificate for non-Default in payment of statutory dues needs
bestingly by		to be submitted.
		Status: Submitted
Remarks	1. 0	orrections in REP-I (Part A-H) need to be done. Requisite
	a	ocuments need to be provided in PDF format.
eriordus et et el esa d'apporte enco	2. C	orrections marked on the hard copy of online DPI need to be done
or a managing of the end in an	a	nd hard copy thereof needs to be submitted.
months in the payment of the an	3. A	pproved zoning plan needs to be submitted.
	4. A	pproved service plans and estimates need to be submitted.
The observed and the second	5. D	emarcation plan needs to be submitted.
The American Springs	0. 0	opy of superimposed demarcation plan on approved layout plan
	l n	eeds to be submitted.
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7. Collaboration Agreement for entire project needs to be submitted.

8. Draft application form, allotment letter, conveyance deed, BBA & Payment Receipt need to be revised.

9. Draft brochure and advertisement need to be revised.

10. Cost of the land in REP-I needs to be revised as it includes conversion charges and license fee of total amount 348.87 lakh.

11. Non-Encumbrance Certificate of latest date needs to be submitted as it was dated 13.03.2023.

12. Challan copy of paid IDC needs to be provided.

13. Qualified Opinion was made for advance to vendors amounting Rs 23,604.11 lakhs.

14. Project report needs to be submitted.

15. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be provided.

16. Quarterly source of funds needs to be submitted.

(Ashish Dubey) Chartered Accountant

(Deepika)
Planning Executive

Day and Date of hearing	Monday and 15.04.2024	
Proceeding recorded by	Sh. Ram Niwas	
	PROCEEDINGS OF THE DAY	

Proceedings dated: 15.04.2024

Ms. Deepika (Planning Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case.

None is present on behalf of the promoter. An e-mail request has been received for adjournment. Request is allowed.

The matter to come up on 13.05.2024.

(Sanjeev Kumar Arora) Member, HARERA

(Ashok Sangwan) Member, HARERA (Vijay Kumar Goyal) Member, HARERA

(Arun Kumar) Chairman, HARERA

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Proceedings dayed 15.042024

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The matter to come up on 13.05.2026

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