



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - Seasons
RERA-GRG-1571-2024

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 no.	Phase 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- 30.06.2029 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	-

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 अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	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/-	
	DD no. and date		027438 dated 27.02.2024.	
	Name of the bank issuing		HDFC Bank	
	Deficient amount		Rs 26,18,771/-	
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	
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> <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 status of the documents is mentioned below: The promoter has submitted an application on 10.04.2024 requesting for an adjournment till 28.04.2024.</p>	
24.	<p>Present compliance status as on 15.04.2024 of deficient documents conveyed in last hearing dated 01.04.2024.</p>	<ol style="list-style-type: none">1. Deficit Fee – Rs 26,18,771/-. Status: Submitted a representation regarding non-applicability of late fee stating that they have obtained BIP Permission on 16.11.2023. However, Rs 27,754/- is deficit in registration fee.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 and school site etc.4. Comparison sheet between the original building plans and revised building plans needs to be submitted. Status: Submitted.5. Affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the area applied for registration needs to be submitted. Status: Submitted but needs to be revised.6. 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.7. Online DPI needs to be corrected. Status: Submitted but needs to be revised.8. Environment Clearance needs to be submitted. Status: Applied on 29.07.2023. receipt attached.9. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Submitted. Approved on FS/2024/6 dated 22.03.2024.10. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 19.02.2024, receipt attached.11. Approval NOC's from various agencies for connecting external services like road and water supply needs to be submitted. Status: Water supply submitted approved vide memo no. EE(Proj)/GMDA/2023/441 dated 16.08.2023. Promoter stated that the project was connected with 24 meter road and road access permission is not required.12. Mutation and Jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted.13. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status: Submitted.14. Draft Application form needs to be revised. Status: Submitted but needs to be revised.15. Draft Allotment letter needs to be revised.

	<p>Status: Submitted but needs to be revised.</p> <p>16. Draft Builder Buyer Agreement needs to be revised. Status: Submitted.</p> <p>17. Draft Conveyance Deed needs to be revised. Status: Submitted.</p> <p>18. HUDA construction water NOC needs to be submitted. Status: Submitted. Approved vide no. GMDA/SEW/2023/725 dated 18.08.2023.</p> <p>19. Pert Chart needs to be submitted. Status: Submitted but needs to be revised.</p> <p>20. Draft Brochure needs to be submitted. Status: Submitted but needs to be revised.</p> <p>21. 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>22. GST Certificate needs to be update as Directors details reflected in GST Certificate is not same as MCA website. Status: Not submitted.</p> <p>23. Certificate of Incorporation needs to be submitted. Status: Submitted.</p> <p>24. KYC of Structural Engineer, CA, MEP Consultant, Architect is needs to be submitted. Status: Submitted.</p> <p>25. Board resolution is required from Jan Priya Buildestate Pvt ltd (Owner) for authorizing Sanjiv Kumar Jain as an authorize signatory for purpose of entering in collaboration agreement. Status: Submitted.</p> <p>26. Board resolution is required from Umang Realtech Pvt. Ltd. (Erstwhile Developer) for authorizing Gaurav Verma as an authorize signatory for purpose of entering in collaboration agreement. Status: Submitted.</p> <p>27. Board resolution is required from Keystone World Pvt Ltd (Developer) for authorizing Vaibhav Tapdiya as an authorize signatory for purpose of entering in collaboration agreement. Status: Submitted.</p> <p>28. Board resolution is required from Uppal Housing Pvt Ltd (Confirming party) for authorizing Sanjiv Kumar Jain as an authorize signatory for purpose of entering in collaboration agreement. Status: Submitted.</p> <p>29. As per collaboration agreement, Charge is created by Axis Bank on the project land. Loan sanction agreement and repayment schedule needs to be submitted. Status: Submitted.</p> <p>30. No objection certificate required from Axis bank, as charge on land is created. Status: Submitted. However, Employee ID and other details to be incorporated and needs to be revised.</p> <p>31. Cost of the land needs to be clarified according to the area applied for the registration as Cost of Land as per DPI is Rs 2514 lakhs for 4.0350 acre.</p>
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		<p>Status: Submitted.</p> <p>32. Complete NEC certificate is required as Khasra No. mention in NEC certificate is not match with DPI. Status: Submitted but needs to be revised.</p> <p>33. Independent Audit Report for FY 21-22 & FY 22-23 with financial statement needs to be submitted. Status: Submitted.</p> <p>34. Board resolution is required in compliance of 70% collection in RERA A/c with specific project name account. Status: Not Submitted.</p> <p>35. Project report needs to be submitted. Status: Submitted.</p> <p>36. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project are required. Status: Submitted but needs to be clarified.</p> <p>37. CA certificate for Net worth of promoter needs to be submitted. Status: Submitted.</p> <p>38. Quarterly schedule of estimated sources needs to be submitted. Status: Submitted but needs to be revised.</p> <p>39. Quarterly schedule of estimated expenditure needs to be submitted. Status: Submitted.</p> <p>40. Quarterly cash flow statement needs to be submitted. Status: Submitted but needs to be revised.</p> <p>41. Affidavit for 4(2)(I)(d) needs to be submitted. Status: Not Submitted.</p> <p>42. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Submitted but needs to be revised.</p> <p>43. Details of financial resources of the project is not provided in DPI. Status: Submitted.</p>
25.	Remarks	<p>1. Deficit Fee – Rs 26,18,771/-. Status: Submitted a representation regarding non-applicability of late fee stating that they have obtained BIP Permission on 16.11.2023. However, Rs 27,754/- is deficit in registration fee.</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. 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 and school site etc.</p> <p>4. Affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the area applied for registration needs to be submitted.</p> <p>5. 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>6. Online DPI needs to be revised.</p> <p>7. Environment Clearance needs to be submitted.</p> <p>8. Approved Service plan and estimates needs to be submitted.</p>

	<p>9. Draft Application form needs to be revised.</p> <p>10. Draft Allotment letter needs to be revised.</p> <p>11. Pert Chart needs to be revised.</p> <p>12. Draft Brochure needs to be revised.</p> <p>13. Mining permission needs to be submitted.</p> <p>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.</p> <p>15. No objection certificate required from Axis bank, as charge on land is created including the Employee ID and other details.</p> <p>16. Complete NEC certificate is required as Khasra No. mention in NEC certificate is not match with DPI.</p> <p>17. Board resolution is required in compliance of 70% collection in RERA A/c with specific project name account.</p> <p>18. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project are required to clarified.</p> <p>19. Quarterly schedule of estimated sources needs to be revised.</p> <p>20. Quarterly cash flow statement needs to be revised.</p> <p>21. Affidavit for 4(2)(l)(d) needs to be 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.</p>
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Ashish Dubey

Ashish Dubey
Chartered Accountant

Ashish Kush
15/04/24

Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 15.04.2024.
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 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.

(Sanjeev Kumar Arora)
(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
(Ashok Sangwan)
Member, HARERA

V.1-3
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
(Arun Kumar)
Chairman, HARERA