

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिबिल लाईंस, गुरुग्राम, हरियाणा Project - The Residences Three Sixty

RERA-GRG-1396-2023

S.No	Denti		ng brief for registrati	on of Project u/s4			
5.10	Partie	culars	Details				
1.	Name	of the project	The Residences Three Sixty				
2.			M/s Capital Heights Pvt. ltd.				
3.	Nature of the project		Group Housing				
4.	Location of the project		Sector- 70A, Gurugram				
5.	Legal capacity to act as a promoter		Joint Development Right Holder				
6.	Name of the license holder		M/s Haamid Real Estate Pvt. Ltd.				
7.	Status of project		Ongoing				
8.	Whether registration applied for whole		Phase				
	Phase no.		(Not Specified)				
9.		e application ID	RERA-GRG-PROJ-1				
10.	License no.		16 of 2009 dated 0		Valid upto 28.05.2024		
2			73 of 2013 dated 3	0.07.2013	Valid upto 29.07.2024		
11.	Total	licensed area	27.7163 acres	Area to be registered	1.26 acres		
12.	Proje	cted completion date	31.12.2025		De Statistic vali		
13.	QPR applie	Compliances (if cable)					
14.		l)(D) Compliances (if cable)	N/A				
15.	Statutory approvals either applied for or obtained prior to registration						
	S.No	Particulars	Date of approval		Validity upto		
	i)	License Approval	16 of 2009 dated 01.06.2009		28.05.2024		
	19.13		73 of 2013 dated 30.07.2013		29.07.2024		
	ii)	Zoning Plan Approval	DGTCP-4021 dated 30.07.2013				
	iii)	Building plan Approval	ZP-545/AD(RA)/ 27.01	2017/1238 dated .2017	26.01.2022 (Expired)		
		Revised building plan	ZP-545-VOL-II/JD(RD)/2021/11918 Dated 18.05.2021		17.05.2026		
	iv)	Environmental Clearance		013/627 dated 0.2013	03.09.2023		
		Revalidated Environmental Clearance		021/375 dated 4.2022	26.04.2032		
	v)	Airport height clearance		M/NOC/2014/241/ ed 24.05.2019	21.07.2022 (Expired)		
	aniz k	Revalidated Airport height clearance	5161-64 dat	M/NOC/2022/975/ ed 14.12.2022	13.12.2030		
	vi)	Fire scheme approval	e DFS/F.A/2015/272/43774 dated 01.08.2015		leb * (ball bittinitaria		

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 भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



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	KERA-GRG-1396-202				
12.01	vii)	Service plan and estimate approval	LC-1391-B-JE(BR)-2017-10390 dated 18.05.2017		
16.	Fee Details				
	Registration Fee		8923.326 * 1.75 * 10 = Rs 1,56,158/-		
	Processing Fee		8923.326 * 10 = Rs 89,233/-		
	Late Fee		500% of registration fee 1,56,158/- * 5 = Rs 7,80,790/-		
	Total Fee		Rs 10,26,181/-		
17.	DD amount		Rs 1,78,473/- Rs 89,237/- Rs 7,58,471/-		
	DD no. and date		002609 dated 01.07.2023. 002610 dated 01.07.2023. 002704 dated 16.10.2023		
	Name of the bank issuing		HDFC Bank		
	Deficient amount		NIL		
18.	File Status		Date		
	File r	eceived on	03.07.2023		
	First notice Sent on		19.07.2023		
	First hearing on		24.07.2023		
	Second hearing on		11.12.2023		
	Third hearing on		15.01.2024		
	Fourth hearing on		19.02.2024		
	Fifth hearing on		04.03.2024		
	Sixth hearing on		08.04.2024		
	Seventh hearing on		29.04.2024		
	Eighth hearing on		20.05.2024		
19.	Case	History:	Exprore 1		

19. Case History:

The Promoter M/s Capital Heights Pvt. Ltd. who is a joint development holder applied for the registration of real estate group housing colony namely "The Residences Three Sixty" located at Sector-70A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 55075 dated 03.07.2023 and RPIN- 633. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1396-2023. The project area for registration is 1.26 acres and the licensed area is 27.7163 acres granted under License no – 16 of 2009 dated 01.06.2009 which is valid upto 28.05.2024 and 73 of 2013 dated 30.07.2023 which is valid upto 29.07.2024.

DTCP, Haryana had issued the final joint development and marketing rights in favour of Capital Heights Pvt Ltd, Classic Infrasolutions Pvt Ltd, M3M India Pvt Ltd and Advance India Projects Pvt Ltd. vide memo no. LC-1391-III/JE(DS)/2023/14921 dated 17.05.2023.

The present application pertains to registration of 1.26 acres out of 2.79 acres (Applicant share) out of total license land i.e., 27.7163 acres. The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/633 dated 19.07.2023 was



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issued to the promoter with an opportunity of being heard on 24.07.2023.

On 24.07.2023, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

No reply has been submitted by the promoter company against the deficiencies raised by the Authority till date. In view of the same the matter is adjourned, and the next date of hearing will be conveyed after the submission of reply of deficiencies already conveyed through notice.

It is found that the Environment Clearance of the project has also expired on 03.09.2023.

The promoter has submitted a reply on 08.09.2023 which was scrutinized and the remaining deficiencies were conveyed to the promoter.

On 11.12.2023, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Pramod (AR) and Ms. Hima Kathuria (AR) are present on behalf of the promoter. The AR of the promoter requests for four weeks' time for submission of deficit fee alongwith other deficit documents. However, is noticed that the total area of BIP/COD in favour of the applicant promoter is 2.79 acres and the promoter had applied only for the area i.e., 1.26 acres. The AR of the promoter stated that they had obtained the OC for the balance area in 2018 only. Therefore, the Authority directed the promoter to apply for the whole area as per BIP/COD i.e., 2.79 acres and to submit the requisite fee alongwith the other deficiencies as per whole area i.e., 2.79 acres. The matter to come up on 15.01.2024 for further proceedings.

The promoter has submitted a reply on 10.01.2024 which was scrutinized and the remaining deficiencies were conveyed to the promoter.

On 15.01.2024, Sh. Ashish Kush, Planning Executive and Sh. M.L. Sardana, Accountant briefed about the facts of the case. Sh. Pramod Kumar (AR) and Ms. Hima Kashyap (AR) are present on behalf of the promoter. Further in compliance to earlier proceedings, the promoter has deposited the requisite fee in respect of applied area only while the promoter is required to make application along with fee for the area 2.79 acres as per BIP permission along with other deficit documents. One more opportunity is being given to the applicant promoter to comply and to submit the deficit fee and documents within four weeks. Further it is observed that the above project is part of a licensed colony measuring 27.7163 acres granted to M/s Haamid Real Estate Pvt. Ltd. and office to examine and put up the details of area already registered under above licensed colony and to initiate necessary action if any area remains either unregistered or unapplied for registration. The matter to come up on 19.02.2024.

On 19.02.2024, Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Pramod Kumar and Sh. Bhim Singh are present on behalf of the promoter. The AR of the promoter states that reply to the deficiencies was submitted on 16.02.2024 and only a few deficiencies are left to be rectified. He further stated that the application has been revised for the complete area of 2.79 Acres. The rest of the deficiencies shall be removed within the next two weeks. The matter to come up on 04.03.2024.

The promoter has submitted a reply on 16.02.2024 which was scrutinized and the status of the documents is mentioned below:

As per proceedings dated 19.02.2024, the promoter has not submitted the DPI for the complete area. Hence the balance fee cannot be calculated.

On 04.03.2024, Sh. Ashish Kush, Planning Executive briefed about the facts of the case. None is present on behalf of the promoter. One more and last opportunity is being granted to the applicant promoter to rectify the above deficiencies and to attend personal hearing failing which the matter shall be decided on basis of fact available on file. The matter to come up on 08.04.2024.

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			RERA-GRG-1396-202		
	No reply received since the last	hearing i.e. 04.03.2024			
	On 08.04.2024, Ms. Deepika (Planning Executive) and Sh. Ashish Dubey (Chartered Accountable briefed about the facts of the case. Sh. Pramod Kumar (AR) and Sh. Bhim (AR) are present on beh of the promoter and states that reply to the deficiency notice has been submitted today. The same examined by office. The matter to come up on 29.04.2024.				
	The promoter has submitted deficiencies were conveyed to	a reply on 08.04.2024 which was scru he promoter.	utinized and the remaining		
	On 29.04.2024 , Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountage briefed about the facts of the case. None of the director/CEO/Project-Incharge is present on behalf the promoter except Sh. Pramod Kumar, a clerk carrying the Board Resolution who has no idea about the project. The director/CEO/Project-Incharge of the promoter company is directed to be present on the next date of hearing. The matter to come up on 20.05.2024.				
	The status of documents is mentioned below: The promoter has submitted a reply on 16.05.2024 which needs to be scrutinized.				
20.	Present compliance status as on 20.05.2024 of deficient documents conveyed in hearing dated	 The phase for which registrati shown/mentioned in Plan drawing Status: Not Submitted. The annexures in the online appl 	on applied is not clearly gs/DPI.		
	29.04.2024.	well as the correction needs to b application. Status: Not Submitted.			
		3. Online DPI needs to be corrected.			
	The read out the presence of a 1 start	Status: Not Submitted. 4. Approval NOCs from the variou	is agancies for connecting		
	workering deposited the regime	external services like roads needs Status: Not Submitted.			
	elà documente, One mune atract alemie de deficit dei and de moject (s peet of a licensed); an tee and office in remainer, o	5. Mining permission needs to be sub Status: The promoter stated already carried out by the lan required.	that the excavation was		
	museimen entritiet of Emerycolo	6. Pert Chart needs to be revised.			
	sandon. The matter to other	Status: Not Submitted.			
	Addets Patient (Jammered Aven	 Quarterly schedule of estimated so Status: Not Submitted. 			
	him Singly are present on he had	8. Project report needs to be revised.			
	o T an beingilie new minut	Status: Not Submitted.9. Cash flow statement need to be rev	vised.		
	the production of the structure	Status: Not Submitted.			
		10. Financial resources need to be meresources need to be filled in the D			
	as sociarized and the second	Status: Not Submitted. 11. Other in loan and advances under	financial resources needs to		
	without the BPI for Ba eventplot	be clarified.	As per proceedings d		
	A court of the strete with source	Status: Not Submitted.12. CA certificate for cost incurred and revised.	d to be incurred needs to be		
	sale in these scanted to the sur	Status: Not Submitted.			
ald get	mai Learton falling which the penetro in 03.04 2004	 CA certificate for REP I needs to be Status: Not Submitted. 			
21.	Remarks	1. The phase for which registrati	on applied is not clearly		

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 shown/mentioned in Plan drawings/ DPI. 2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 3. Online DPI needs to be corrected. 4. Approval NOCs from the various agencies for connecting external services like roads needs to be submitted.
 Mining permission needs to be submitted. Status: The promoter stated that the excavation was already carried out by the landowner. Hence, it is not required.
6. Pert Chart needs to be revised.
7. Quarterly schedule of estimated sources needs to be revised.
8. Project report needs to be revised.
9. Cash flow statement need to be revised.
10. Financial resources need to be met with project cost. Financial resources need to be filled in the DPI needs to be revised.
11. Other in loan and advances under financial resources needs to be clarified.
12. CA certificate for cost incurred and to be incurred needs to be submitted.
13. CA certificate for REP I needs to be submitted.

wouch lander **Suruchi Pandey**

 Suruchi Pandey
 Ashish Kush

 Chartered Accountant
 Planning Executive

 Day and Date of hearing
 Monday and 20.05.2024

 Proceeding recorded by
 H.R Mehta

PROCEEDINGS OF THE DAY

Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case.

\$∦Shri Hima Kashyap, BB Sahu and Pramod Kumar are present on behalf of the promoter and state that they had applied for renewal of license. One more opportunity is being given to the promoter to rectify the deficiencies.

The matter to come up on 10.06.2024.

(Sanjeev Kumar Arora) Member, HARERA

(Ashok Sangwan) Member, HARERA

(Vijay Kumar Goval) Member, HARERA

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(Arun Kumar) Chairman, HARERA

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