Imperia Shopping Central
M/s Imperia Wishfield Pvt. Ltd.

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
1.	**Name of the project**	Imperia Shopping Central		
2.	**Name of the promoter**	M/s Imperia Wishfield Pvt. Ltd.		
3.	**Nature of the project**	Commercial Plotted Colony (SCO)		
4.	**Location of the project**	Sector- 37C, Gurugram		
5.	**Legal capacity to act as a promoter**	License Holder		
6.	**Name of license holder**	M/s Imperia Wishfield Pvt. Ltd.		
7.	**Status of project**	New		
8.	**RERA Registration No.**	62 of 2022 dated 11.07.2022		
9.	**Validity of Registration Certificate**	Valid From 11.07.2022	Valid Up to 31.03.2024	
10.	**Date of receipt of application for extension**	22.03.2024		
11.	**Whether extension of registration applied for whole/phase**	Whole Project		
12.	**Extension applied till**	31.03.2025		
13.	**Online extension ID**	RERA-GRG-PROJ-1600-2024		
14.	**Registration Temp ID**	RERA-GRG-PROJ-1009-2022		
15.	**QPR status**	Jan-Mar 2024 pending and others submitted		
16.	**4(2)(l)(D) reports status**	Not submitted		
17.	**Other conditions of RC**	Submission of standard design approval – Complied but delay of 144 days		
18.	**4(2)(l)(C) compliance**	Applied for extension		
19.	**Status of change of bank account**	N/A		
20.	**Details of proceedings pending against the project**	RERA-GRG-7060-2022 – Non compliances of RC conditions		
21.	**License no.**	117 of 2021 dated 23.12.2021	Valid up to 22.12.2026	
22.	**Total licensed area**	2.8250 acres	**Area for extension of registration**	2.8250 acres

23.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License Approval**	117 of 2021 dated 23.12.2021	22.12.2026
	ii)	**Layout plan approval**	No. 117 dated 23.12.2021	
	iii)	**Building plan Approval**	N/A	

	iv)	Environmental Clearance	N/A	
	v)	Architectural Control Sheet	Not submitted	
	vi)	Fire scheme approval	N/A	
	vii)	Service plans and estimates approval	LC-4241/JE(S)/2022/11280 dated 25.04.2022	
24.	Reasons for delay		NGT Ban due to which supply of labour has impacted in construction.	
25.	Fee details			
	Registration fee		17131.59*1.5*20 = Rs 5,13,948/-	
	Late Fee		N/A	
	Processing fee		17131.59 * 10 = Rs 1,71,316/-	
	Extension Fee (Half of Registration fee)		Rs. 2,56,974/-	
	Processing fee		17131.59 * 10 = Rs 1,71,316/-	
	Late fee		Rs 2,56,974 * 150% = Rs 3,85,461/-	
	Total fee		Rs 14,99,015/-	
26.	DD amount submitted at the time of registration		Rs 42,00,000/- Rs 4,90,000/-	
	DD no. and date for registration		389823 dated 06.05.2022 389824 dated 06.05.2022	
	Name of the bank issuing		IDFC First Bank	
	DD Amount submitted for extension		Rs 2,50,000/- Rs 2,00,000/-	
	DD no. and date for extension		500978 dated 20.03.2024 500979 dated 20.03.2024	
	Name of the bank issuing		ICICI Bank	
	Fee converted as a security amount for submission of ACS at the time of registration of project		Rs 40,04,600/-	
	Balance fee considered		Rs 11,35,400/-	
	Deficient amount		Rs 3,63,615/-	
27.	File Status		Date	
	File received on		22.03.2024	
	First notice Sent on		19.04.2024	
	First hearing on		22.04.2024	
	Second hearing on		20.05.2024	
28.	Case History:- The Promoter M/s Imperia Wishfield Pvt. Ltd. who is a license holder applied for the extension of registration of real estate project namely "Imperia Shopping Central" located at Sector-37C, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 68374 dated 22.03.2024 and EPIN-90. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1009-			

	2022 and online generated for project extension temp id RERA-GRG-PROJ-1600-2024. The total licensed area and project area for the extension of registration is 2.8250 acres vide license no – 117 of 2021 dated 23.12.2021 valid upto 22.12.2026. The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/90 dated 18.04.2024 was issued to the promoter with an opportunity of being heard on 22.04.2024. **On 22.04.2024**, Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project. Mohd. Hassamuddin (AR) is present on behalf of the promoter. The deficiency notice was dispatched recently on 19.04.2024. The promoter is hereby directed to submit the reply to the deficiency notice and clarify the exact status of case pending before NCLAT since 17.10.2023. 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	
29.	**Present compliance status as on 20.05.2024 of deficit documents as conveyed in notice dated 19.04.2024.**	1 Deficit fee Rs 3,63,615/- needs to be submitted. 2 REP-V form needs to be submitted. 3 Corrections in online DPI needs to be done. 4 Original registration certificate needs to be submitted. 5 Approved architectural control sheet/standard design needs to be submitted. 6 Jamabandi, Mutation and Aks- shajra certified on the latest date not prior to six months of application needs to be submitted. 7 Information to revenue department regarding entry of license in the revenue record needs to be submitted. 8 Land title search report by the Advocate certified on the latest date incorporating the bar enrollment number needs to be submitted. 9 Valid electrical load availability connection needs to be submitted. 10 Forest land diversion, natural conservation zone, tree cutting permission and power line shifting NOC/affidavit regarding non applicability needs to be submitted. 11 Copy of approved layout plan needs to be submitted having corrected FAR. 12 Copy of superimposed demarcation plan on approved layout plan needs to be submitted. 13 PERT chart needs to be submitted. 14 Site photographs needs to be submitted. 15 List of the units sold to the allottees as on date of the application for extension of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided.

		16 List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. 17 Copy of executed application form, allotment letter, BBA, conveyance deed, payment receipt needs to be submitted. 18 Allottee related draft documents i.e., Application form and conveyance deed needs to be submitted. 19 Draft allotment letter needs to be revised. 20 Brochure/advertisement document needs to be submitted. 21 Approval/NOC from various agencies regarding the external services like roads access, sewerage supply and storm water needs to be submitted. 22 Details of Expenditure incurred till date are not filed in the DPI. DPI needs to be revised. 23 The financial resource of the project is less than the total project cost. Details of Installment from Allottees needs to be fill in the DPI. 24 Non-encumbrance certificate certified on latest date not below the Rank of Tehsildar needs to be submitted. 25 REP II needs to be revise; OC & CC date are not mentioned. 26 Project report needs to be submitted. 27 Cost of the land needs to be clarified according to the area applied for the registration. 28 Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. 29 Bank undertaking needs to be revised as Bank Account is not in the name of the Project. 30 Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules. 31 Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. 32 Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be provided. 33 CA Certificate for expenditure incurred & to be incurred needs to be submitted. 34 CA certificate for details in REP I are true & correct needs to be submitted. 35 CA certificate for non-Default in payment of debt obligation needs to be submitted.

		36 CA certificate for Net worth of promoter needs to be submitted. 37 Original copy of Financial and inventory details certified by CA needs to be provided. 38 NOC is required from the lender i.e. CSL Finance Ltd. 39 Independent Auditors Report along with financial statement for the FY 2020-21, FY2021-22 & FY 2022-23. 40 Statement of quarterly expenditure needs to be submitted. 41 Statement of quarterly source of funds needs to be submitted. 42 Quarterly Net Cash Flow statement needs to be submitted. 43 Annual return u/s 4(2)(l)(d) for the FY 2022-23 needs to be submitted. 44 QPR for the July 2022 to Sep 2022 needs to be submitted. 45 The status of IRP application in the Hon'ble Court of NCLT needs to be clarified.
	Remarks	Reply submitted on 16.05.2024 which is not scrutinized.

Suruchi Pandey
(Suruchi Pandey)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 20.05.2024
Proceeding recorded by	HR Mehta

PROCEEDINGS OF THE DAY

Proceedings dated: 20.05.2024

Sh. Sumeet, Engineering Officer and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the project.

Shri Mohd Hissamuddin, AR is present on behalf of the promoter.

The reply to the deficiency notice has been submitted on 16.5.2024 and AR seeks four weeks' time for submission of annual financial statement and a few other deficiencies.

Matter to come up on 24.06.2024.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA