

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**Project – 4S The Aurrum  
RERA-GRG-1572-2024**
**Hearing brief for registration of Project u/s 4**

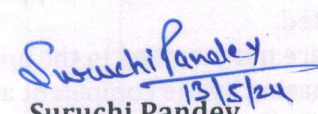
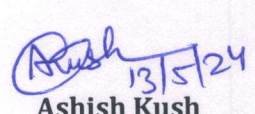
S.No	Particulars	Details		
1.	Name of the project	4S The Aurrum		
2.	Name of the promoter	M/s 4S Developers Pvt. Ltd.		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector-59 & 63A, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Sh. Rishi Aggarwal and Others		
7.	Status of project	New		
8.	Whether registration applied for whole	Phase		
	Phase no.	2 (not clarified)		
9.	Online application ID	RERA-GRG-1572-2024		
10.	License no.	225 of 2023 dated 30.10.2023.	valid up to 29.10.2028.	
11.	Total licensed area	10.071875 acres	Area to be registered	
			5.4295 acres	
12.	Projected completion date	OC – 31.10.2029		
		CC – 31.10.2030		
13.	QPR Compliances (if applicable)	N/A		
14.	4(2)(I)(D) Compliances (if applicable)	N/A		
15.	4(2)(I)(C) Compliances (if applicable)	N/A		
16.	Status of change of bank account	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	RC Conditions Compliances (if applicable)	N/A		
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	
	i)	License Approval	225 of 2023 dated 30.10.2023	Validity upto
				29.10.2028 (7.434375 acres under migration from license no 92 of 2023 dated 21.04.2023)
	ii)	Zoning Approval Plan	Drg. No. DTCP 9760 dated 31.10.2023	-
	iii)	Building Approval plan	Not Submitted	
iv)	Environmental Clearance	Not Submitted		



	v)	Airport clearance height	AAI/RHQ/NR/ATM/NOC/2024/191/710-13 dated 19.03.2024 & AAI/RHQ/NR/ATM/NOC/2024/194/722-25 dated 19.03.2024	17.03.2032
	vi)	Fire approval scheme	Not Submitted	
	vii)	Service plan and estimate approval	Not Submitted	
20.	<b>Fee Details</b>			
	Registration Fee		Fee cannot be calculated as the building plans are not submitted.	
	Processing Fee		Fee cannot be calculated as the building plans are not submitted.	
	Late Fee		N/A	
	Total Fee		Fee cannot be calculated as the building plans are not submitted.	
21.	DD amount		Rs 2,75,000/- Rs 2,20,000/-	
	DD no. and date		500202 dated 05.04.2024. 500201 dated 05.04.2024.	
	Name of the bank issuing		ICICI Bank	
	Deficient amount		Fee cannot be calculated as the building plans are not submitted.	
22.	<b>File Status</b>		<b>Date</b>	
	File received on		12.04.2024	
	First notice Sent on		07.05.2024	
	First hearing on		13.05.2024	
23.	<b>Case History:</b>			
	<p>The Promoter M/s 4S Developers Pvt. Ltd. who is a collaborator applied for the registration of real estate group housing colony namely "4S The Aurrum" located at Sector- 59 &amp; 63A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 69467 dated 12.04.2024 and RPIN-737. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-1572-2024. The project area for registration is 5.4295 acres but the licensed area i.e., 10.071875 acres granted under License no - 225 of 2023 dated 30.10.2023 which is valid upto 29.10.2028.</p> <p>The DTCP has granted license no. 225 of 2023 for the development of Group Housing Colony over an area admeasuring 10.071875 acres in Sector 56 &amp; 63A, Gurugram (7.434375 acres under migration from license no 92 of 2023 dated 21.04.2023).</p> <p>The application for registration of group housing colony was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/737 dated 07.05.2024 was issued to the promoter with an opportunity of being heard on 13.05.2024.</p> <p>The status of the documents is mentioned below:</p>			
24.	<b>Present compliance status as on 13.05.2024 of deficient documents conveyed vide notice dated 07.05.2024.</b>		<ol style="list-style-type: none"> <li>1. An affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the license no. 92 of 2023 dated 21.04.2023.</li> <li>2. Fee cannot be calculated as the building plans are not submitted and will be calculated after the submission of the building plans and if the fee comes out deficit than the same shall be payable.</li> </ol>	



	<ol style="list-style-type: none"><li>3. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</li><li>4. Online DPI needs to be corrected.</li><li>5. The approved building plans are not attached in the application to ascertain the approval of phasing by the competent authority, and you had applied for registration of project in phases. The same needs to be clarified.</li><li>6. Building plan approval (BR-III) alongwith the approved drawings need to be submitted.</li><li>7. Area of landowner needs to be demarcate and list of units needs to be submitted.</li><li>8. Environment Clearance needs to be submitted.</li><li>9. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.</li><li>10. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.</li><li>11. Approval NOC's from various agencies for connecting external services like road needs to be submitted.</li><li>12. Mutation, Jamabandi and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.</li><li>13. Land Title Search report needs to be submitted.</li><li>14. Layout plan superimposed on the demarcation plan needs to be submitted.</li><li>15. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted.</li><li>16. Draft Application form needs to be revised.</li><li>17. Draft Allotment letter needs to be revised.</li><li>18. Draft Builder Buyer Agreement needs to be revised.</li><li>19. Draft Conveyance Deed needs to be submitted.</li><li>20. Draft Brochure needs to be submitted.</li><li>21. Pert Chart needs to be submitted.</li><li>22. Mining permission needs to be submitted.</li><li>23. Cost of land as per sale deed is 11121.96 lakh whereas per DPI 6342.80 lakh. Cost of the land needs to be clarified according to the area applied for the registration</li><li>24. Project report needs to be submitted.</li><li>25. Charge form CHG-1 need to be submitted.</li><li>26. CA Certificate for expenditure incurred till date and to be incurred needs to be submitted.</li><li>27. As per REP I estimate cost of the project is 69342.43 lakhs and as per DPI project cost is 69113.32 lakhs. Clarification required about project cost.</li><li>28. Land is encumbered. NOC from the lender needs to be submitted.</li><li>29. Bank undertaking needs to be revised as Employee ID is not mentioned in Bank undertaking.</li><li>30. Challan copy of paid IDC, EDC needs to be submitted.</li><li>31. CA certificate for Net worth of promoter needs to be submitted.</li><li>32. Quarterly schedule of estimated expenditure needs to be submitted.</li><li>33. Quarterly schedule of estimated sources needs to be submitted.</li><li>34. Quarterly schedule of Net cash flow statement needs to be submitted.</li></ol>
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25.	Remarks	No reply has been submitted by the promoter till 08.05.2024.
	 Suruchi Pandey Chartered Accountant	 Ashish Kush Planning Executive
	Day and Date of hearing	Monday and 13.05.2024.
	Proceeding recorded by	Ram Niwas

**PROCEEDINGS OF THE DAY**

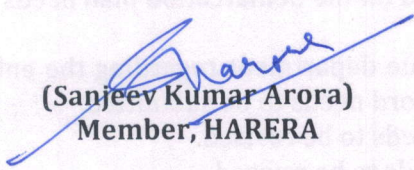
Proceedings dated: 13.05.2024.

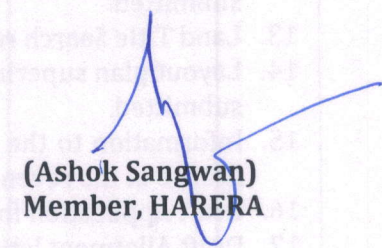
Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case.

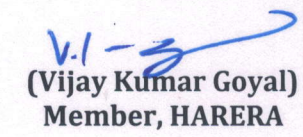
Sh. Charan Das (AR) is present on behalf of the promoter. The AR of the promoter seeks one week time to rectify the deficiencies.

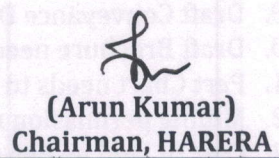
The matter to come up on 27.05.2024.

The land owner shall be present on the next date of hearing.

  
 (Sanjeev Kumar Arora)  
 Member, HARERA

  
 (Ashok Sangwan)  
 Member, HARERA

  
 (Vijay Kumar Goyal)  
 Member, HARERA

  
 (Arun Kumar)  
 Chairman, HARERA