

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.

**PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016**

SNo.	Particulars	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.	Location 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.	License 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)(l)(c)	17.01.2029	
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	
18.	Status of change of bank a/c	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	17.01.2029
	ii)	Zoning Plan Approval	DRG. NO. DTCP 10183 Dated 23.04.2024
	iii)	Layout plan Approval	19.01.2024

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 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  
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	iv) Environmental Clearance	N/A
	v) Airport clearance height	N/A
	vi) Fire scheme approval	N/A
	vii) Service plan and estimate approval	Not submitted
	viii) Electricity load availability connection	Submitted
20.	<b>Fee details</b>	
	Registration fee	$(71775.69 \times 10) + (2989.86 \times 20)$ =Rs. 7,77,554/-
	Late fee	Nil
	Processing fee	$74765.55 \times 10$ =Rs. 7,47,656/-
	Total fee	Rs. 15,25,210/-
21.	<b>DD amount</b>	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.	<b>File Status</b>	<b>Date</b>
	Project received on	08.02.2024
	Notice dispatched on	01.03.2024
	1 <sup>st</sup> Hearing	04.03.2024
	2 <sup>nd</sup> Hearing	27.03.2024
	3 <sup>rd</sup> Hearing	15.04.2024
	4 <sup>th</sup> Hearing	13.05.2024
23.	<b>Case history-</b>	
	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 favor 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.

**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.

**On 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.

<p><b>24. Present compliance status as on 13.05.2024 of deficient documents as observed in last hearing dated 15.04.2024.</b></p>	<ol style="list-style-type: none"><li>1. Corrections in REP-I (Part A-H) need to be done. Requisite documents need to be provided in PDF format. <b>Status: Submitted but needs to be revised.</b></li><li>2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. <b>Status: Submitted but needs to be revised.</b></li><li>3. Deficit fee of Rs. 60/- needs to be paid. <b>Status: Submitted</b></li><li>4. Approved zoning plan needs to be submitted. <b>Status: Submitted</b></li><li>5. Approved service plans and estimates need to be submitted. <b>Status: Not submitted</b></li><li>6. Demarcation plan needs to be submitted. <b>Status: Submitted</b></li><li>7. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. <b>Status: Submitted</b></li><li>8. Electrical load availability connection needs to be submitted.</li></ol>
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	<p><b>Status: Assurance certificate from DHBVN is submitted.</b></p> <p>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. <b>Status: Submitted</b></p> <p>10. NOCs for construction water, drinking water supply, storm water drainage and sewerage connection from concerned departments need to be submitted. <b>Status: Submitted</b></p> <p>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. <b>Status: Submitted</b></p> <p>12. Land title search report needs to be submitted. <b>Status: Submitted</b></p> <p>13. PERT chart of the proposed project needs to be submitted. <b>Status: Submitted</b></p> <p>14. Collaboration Agreement for entire project needs to be submitted. <b>Status: In registered MOU dated 19.10.2012 with registration no. 4729 for an area admeasuring 17.809 acres, M/s Commander Realcon Pvt. Ltd. is not mentioned whereas, in collaboration agreement registered vide no. 9655 dated 19.12.2022 M/s Mrityunjay Real Estate Pvt. Ltd. is not mentioned hence the same needs to be clarified by the promoter.</b></p> <p>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. <b>Status: Submitted</b></p> <p>16. Draft application form, allotment letter, conveyance deed, BBA &amp; Payment Receipt need to be revised. <b>Status: Submitted but needs to be revised.</b></p> <p>17. Draft brochure and advertisement need to be revised. <b>Status: Submitted</b></p> <p>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. <b>Status: Submitted</b></p> <p>19. Non-Encumbrance Certificate of latest date needs to be submitted as it was dated 13.03.2023. <b>Status: Submitted</b></p> <p>20. Form CHG -1 require as it was submitted to Ministry of Corporate Affairs for creation of charge.</p>
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	<p><b>Status: Submitted</b></p> <p>21. Challan copy of paid IDC; EDC needs to be provided. <b>Status: EDC Challan submitted whereas, IDC challan is still pending.</b></p> <p>22. Qualified Opinion was made for advance to vendors amounting Rs 23,604.11 lakhs. <b>Status: Clarification not provided.</b></p> <p>23. KYC of Authorize Representative not submitted. <b>Status: Submitted</b></p> <p>24. CA certificate for Net worth of promoter needs to be provided. <b>Status: Submitted</b></p> <p>25. Project report needs to be submitted. <b>Status: Submitted</b></p> <p>26. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be provided. <b>Status: Submitted</b></p> <p>27. Quarterly expenditure statements need to be submitted. <b>Status: Submitted</b></p> <p>28. Quarterly source of funds needs to be submitted. <b>Status: Submitted</b></p> <p>29. Affidavit of promoter regarding arrangement with bank of master account needs to be submitted. <b>Status: Submitted</b></p> <p>30. CA certificate for non-Default in payment of statutory dues needs to be submitted. <b>Status: Submitted</b></p>
<b>Remarks</b>	<p>1. Corrections in REP-I (Part A-H) need to be done. Requisite documents need to be provided in PDF format. <b>Status: Submitted but needs to be revised.</b></p> <p>2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. <b>Status: Submitted but needs to be revised.</b></p> <p>3. Approved service plans and estimates need to be submitted. <b>Status: Not submitted</b></p> <p>4. Collaboration Agreement for entire project needs to be submitted. <b>Status: In registered MOU dated 19.10.2012 with registration no. 4729 for an area admeasuring 17.809 acres, M/s Commander Realcon Pvt. Ltd. is not mentioned whereas, in collaboration agreement registered vide no. 9655 dated 19.12.2022 M/s Mrityunjay Real Estate Pvt. Ltd. is not mentioned hence the same needs to be clarified by the promoter.</b></p>

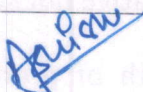
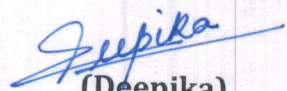
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	<p>5. Draft application form, allotment letter, conveyance deed, BBA &amp; Payment Receipt need to be revised. <b>Status: Submitted but needs to be revised.</b></p> <p>6. Challan copy of paid IDC needs to be provided. <b>Status: Not submitted</b></p> <p>7. Qualified Opinion was made for advance to vendors amounting Rs 23,604.11 lakhs. <b>Status: Clarification needs to be submitted.</b></p>
<p> (Ashish Dubey) Chartered Accountant</p>	<p> (Deepika) Planning Executive</p>

<b>Day and Date of hearing</b>	Monday and 13.05.2024
<b>Proceeding recorded by</b>	Sh. Ram Niwas

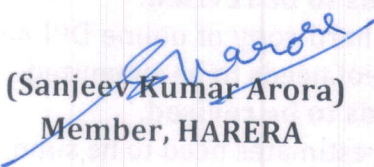
**PROCEEDINGS OF THE DAY**

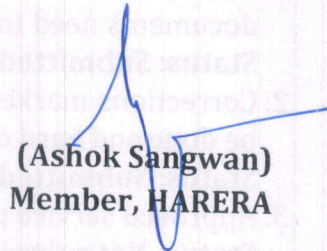
Ms. Deepika (Planning Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case.

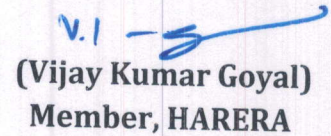
Sh. Subhasis Lahiri (AR), Sh. Aatish Solanti (AR) and Md. Asim (Landowner) are present on behalf of the promoter.

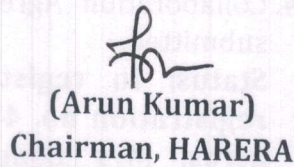
The collaboration agreement and financial documents to be scrutinized. The Director/ CEO/ Project Incharge of the promoter company is directed to be present along with the landowner companies on the next date of hearing. The status of the compliances with respect to the projects registered by the above- mentioned promoter for the colony in Sohna is to be checked and submit on the file.

The matter to come up on 03.06.2024.

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

  
(Arun Kumar)  
Chairman, HARERA