

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	The Select Premia	
2.	Name of the promoter	M/s Adore Propmart LLP	
3.	Nature of the project	Group Housing colony	
4.	Location of the project	Sector 77. Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Sh. Ram Avtar S/o Dharmo, Sh. Satendra S/o Ramphal and others	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1560-2024	
10.	License no.	264 of 2023 dated 19.12.2023	Valid upto 18.12.2028
11.	Total licensed area	9.2453 Acres	Area to be registered 9.2453 Acres
12.	Projected completion date	OC: 18.11.2028 CC: 28.02.2029	
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	Validity upto
	i)	License Approval	264 of 2023 dated 19.12.2023 18.12.2028
	ii)	Zoning Plan Approval	Drg. No. DGTCP 9883 dated 19.12.2023
	iii)	Building plan Approval	ZP-1938/PA(DK)/2024/8558 dated 11.03.2024 10.03.2029
	iv)	Environmental Clearance	Not Submitted
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2024/201/751-54 Dated 06.03.2024 19.03.2032



	vi)	Fire scheme approval	Not Submitted
	vii)	Service plan and estimate approval	Not submitted
20.	Fee Details		
	Registration Fee		Residential- 66410.458 x 1.78 x 10 = Rs. 11,82,106/- Commercial- 187.072 x 1.78 x 20= Rs. 6,660/-
	Processing Fee		66597.53 x 10= Rs. 665975
	Late Fee		N/A
	Total Fee		Rs. 18,54,741/-
21.	DD amount		Rs. 11,90,000/- Rs. 6,64,741/-
	DD no. and date		026588 dated 14.03.2024 026705 dated 12.04.2024
	Name of the bank issuing		IDBI Bank
	Deficient amount		N/A
22.	File Status		Date
	File received on		22.03.2024
	1st notice Sent on		08.04.2024
	1st hearing on		22.04.2024
	2nd hearing on		13.05.2024
23.	<p>Case History: The Promoter M/s Adore Propmart LLP who is a collaborator applied for the registration of real estate group housing colony namely "The Select Premia" located at Sector-77, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 68367 dated 22.03.2024 and RPIN-733. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1560-2024. The project area for registration is 9.2453 Acres vide License no - 264 of 2023 dated 19.12.2023 Valid upto 18.12.2028. The group housing colony is proposed to be developed in one-go.</p> <p>Proceeding dated 22.04.2024, Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Ritik (AR), Sh. Jetaish Kumar Gupta, (AR) and Sh. Rajeev Ranjan Gupta (AR) are present on behalf of the promoter. After discussion with the promoter, the Authority is of the view that further clarity is required with respect to the collaboration agreement and revenue sharing therein. The director/CEO/Project-Incharge of the promoter company is directed to be present along with the landowners on the next date of hearing. The matter to come up on 13.05.2024.</p>		
24.	Present compliance status as on 13.05.2024 of deficient documents conveyed vide notice dated 22.04.2024.		<p>1. Deficit fee of Rs. 6,64,741/- needs to be submitted. Status: Submitted</p> <p>2. The annexures in the online application are not uploaded as well the correction needs to be done in the online (A-H) application. Status: Submitted, but needs to be revised as per correction</p>

		<p>marked.</p> <ol style="list-style-type: none"> 3. Online DPI needs to be corrected. Status: Submitted, but needs to be revised. 4. Environment Clearance needs to be submitted. Status: Applied on 22.03.2024 5. Fire scheme approval needs to be submitted. Status: Applied on 04.04.2024 6. Airport height clearance needs to be submitted. Status: Submitted 7. Approved Service plan and Estimates needs to be submitted. Status: Not Submitted, the copy of approved Service plans & and Estimates from HSVP is forwarded to DTCP, Haryana, Chandigarh 8. Superimposed demarcation plan on approved site plan needs to be submitted. Status: Submitted 9. Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted 10. Affidavit/ NOC for Forest Land diversion needs to be submitted. Status: Submitted 11. Land title search report needs to be revised. Status: Submitted 12. Draft Application from, Allotment letter, BBA, Conveyance deed needs to be revised. Status: Submitted 13. Draft Advertisement and Brochure needs to be submitted. Status: Submitted 14. Mining permission needs to be submitted. Status: Promoter stated that as on date there is no requirement for mining permission at site and if in future it is found to be required, the approval for the same will be taken from the competent Authority. 15. KYC of Architect, Structural Engineer, CA, Proof & MEP consultant for Residential GH colony needs to be submitted. Status: Submitted 16. REP II needs to be revise as occupancy date is not mentioned. Status: Submitted 17. CA certificate provided for Project Cost doesn't contain UDIN no. Status: Submitted 18. Board resolution is required from Super Fine Realtors Pvt Ltd. for authorizing director (Prem Prakash) as an authorize signatory for purpose of entering in collaboration agreement. Status: Submitted 19. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted 20. Project report need to be revise as total sale proceeds doesn't
--	--	--



		<p>match with DPI. Status: Submitted</p> <p>21. Latest date NEC is required. Status: Submitted</p> <p>22. CA certificate for non-default needs to be updated. Status: Submitted</p> <p>23. Audited financial statement with independent audit report needs to be submitted for FY 20-21, FY21-22 & FY 22-23. Status: Submitted</p> <p>24. As per DPI loan from FI/banks and others sources amounting Rs 19500, details are required. Status: Submitted</p> <p>25. EDC, IDC, License fee challan and schedule needs to be submitted. Status: Submitted</p> <p>26. CA certificate for Net worth of promoter needs to be provided. Status: Submitted</p> <p>27. CA certificate for REP I needs to be submitted. Status: Submitted</p> <p>28. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be provided. Status: Submitted</p> <p>29. Quarterly schedule of estimated sources needs to be provided. Status: Submitted</p> <p>30. Quarterly schedule of estimated expenditure needs to be provided. Status: Submitted</p> <p>31. Net Cash flow statement needs to be submitted. Status: Submitted</p> <p>32. Board resolution needs to be revise as Project name is missing w.r.t RERA Bank account. Status: Submitted</p>
25.	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted, but needs to be revised as per corrections marked in DPI.</p> <p>2. Online DPI needs to be corrected. Status: Submitted, but needs to be revised as per corrections marked.</p> <p>3. Environment Clearence needs to be submitted. Status: Applied on 22.03.2024</p> <p>4. Fire scheme approval needs to be submitted. Status: Applied on 04.04.2024</p> <p>5. Approved Service plan and Estimates needs to be submitted. Status: Not Submitted, the copy of approved Service plans & and Estimates from HSVP is forwarded to DTCP, Haryana, Chandigarh.</p> <p>6. Mining permission needs to be submitted. Status: Promoter stated that as on date there is no</p>



requirement for mining permission at site and if in future it is found to be required, the approval for the same will be taken from the competent Authority.

Recommendation: The application submitted by the promoter u/s 4 of the Act of 2016 along with the requisite documents and approvals are found to be in order except the corrections in online DPI, (A-H) form, Environment Clearance, Fire Scheme, Approved Service plan & Estimates and Mining Permission.

The promoter shall submit the DD/BG amounting to Rs 25 lakhs as a security amount to submit the Environment Clearance within 3 months from the date of issuance of registration certificate.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

Ashish

Ashish Dubey
Chartered Accountant

Deepika

Deepika
Planning Executive

Day and Date of hearing

Monday and 13.05.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceeding dated: 13.05.2024

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

Sh. Jetaish Kumar Gupta (AR) is present on behalf of the promoter along with the land owners (Ms. Dimple Guglani, Ms. Sonia Thareja & M/s Super Fine Realtors through Mr. Prem Prakash). The promoter states that the BG amounting to Rs. 1.46 crores for approval of service plans and estimates have been deposited with the DTCP on 09.05.2024 and the fire scheme approval has also been received. The copies of same are being deposited today. Further, a DD of Rs. 25 lakh is being submitted as a security amount for submission of EC within three months from the date of registration.

Approved as proposed.

Sanjeev
(Sanjeev Kumar Arora)
Member, HARERA

Ashok
(Ashok Sangwan)
Member, HARERA

V.I
(Vijay Kumar Goyal)
Member, HARERA

Arun
(Arun Kumar)
Chairman, HARERA

