



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**Project – Terra Elegance Independent Residential Floor**  
**RERA-GRG-1587-2024**

**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details	
1.	Name of the project	Terra Elegance Independent Residential Floor	
2.	Name of the promoter	M/s s Terra Infracon Private Limited	
3.	Nature of the project	Independent Residential Floors	
4.	Location of the project	Sector- 07,Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Not clarified	
6.	Name of the license holder	M/s MV Buildcon Pvt. Ltd. and Smt. Shakuntla Devi	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1587-2024	
	License no.	DULB/CTP/TP-Sohna/2020/1996 dated 13.03.2020	Valid up to 12.03.2025
10.	Total licensed area	8.28125 acres	Area to be registered
			0.5404 acres
11.	Projected completion date	Not provided	
12.	QPR Compliances (if applicable)	N/A	
13.	4(2)(I)(D) Compliances (if applicable)	N/A	
14.	4(2)(I)(C) Compliances (if applicable)	N/A	
15.	Status of change of bank account	N/A	
16.	Details of proceedings pending against the project	N/A	
17.	RC Conditions Compliances (if applicable)	N/A	
18.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
			Validity upto
	i)	License Approval	DULB/CTP/TP-Sohna/2020/1996 dated 13.03.2020
	ii)	Zoning Plan Approval	Not Legible
	iii)	Building plan Approval	Not submitted
	iv)	Environmental Clearance	Not submitted

	v)	Airport clearance height	Not submitted
	vi)	Fire approval scheme	Not Submitted
	vii)	Service plan and estimate approval	Not Submitted
19.	<b>Fee Details</b>		
	<b>Registration Fee</b>		Fee cannot be calculated as the building plans are not submitted.
	<b>Processing Fee</b>		Fee cannot be calculated as the building plans are not submitted.
	<b>Late Fee</b>		Fee cannot be calculated as the building plans are not submitted.
	<b>Total Fee</b>		Fee cannot be calculated as the building plans are not submitted.
20.	<b>DD amount</b>		Rs. 87,450/-
	<b>DD no. and date</b>		240316180192861 dated 16.03.2024
	<b>Name of the bank issuing</b>		HDFC Bank
	<b>Deficient amount</b>		Fee cannot be calculated as the building plans are not submitted.
21.	<b>File Status</b>		<b>Date</b>
	<b>File received on</b>		21.03.2024
	<b>First deficiency notice sent on</b>		10.04.2024
	<b>First hearing on</b>		15.04.2024
22.	<b>Case History:</b>		
	<p>The Promoter M/s Terra Infracon Pvt. Ltd. who has applied for the registration of real estate independent residential floors colony namely "Terra Elegance Independent Residential Floor" located at Sector-07,Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 68215 dated 21.03.2024 and RPIN- 732. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1531-2024. The project area for registration is 0.5404 acres as that of the licensed area i.e., 8.28125 acres granted under License no – DULB/CTP/TP-Sohna/2020/1996 dated 13.03.2020 which is valid upto 12.03.2025 is issued in favour of M/s MV Buildcon Pvt. Ltd. and Smt. Shakuntla Devi. The legal capacity of the promoter M/s Terra Infracon Private Limited need to be clarified.</p> <p>The deficiency notice is issued to the promoter vide notice no. HARERA/GGM/RPIN/732 dated 10.04.2024.</p>		
23.	<b>Present compliance status as on 15.04.2024 of deficiencies conveyed vide notice dated 10.04.2024</b>		<ol style="list-style-type: none"> <li>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).</li> <li>2. Corrections in the online DPI need to be done.</li> <li>3. The legal capacity of M/s Terra Infracon Private Limited need to be clarified.</li> <li>4. Copy of letter of Intent (LOI) need to be submitted.</li> </ol>

5. Mutation, Jamabandi and Aks-shajra certified on the latest date needs to be submitted.
6. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted.
7. Land title search report needs to be submitted.
8. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted.
9. Copy of sale deed executed between landowner and promoter need to be submitted.
10. Copy of approved environment clearance need to be submitted.
11. 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.
12. Building plan approval (BR-III) alongwith the approved drawings A1 size (laminated) need to be submitted.
13. Copy of approved service estimates and plans A1 size (laminated) along with sanction letter from DTCP, Haryana not submitted.
14. Copy of electrical load availability connection assurance letter from DHBVN need to be submitted.
15. Natural conservation zone, Tree cutting permission, Forest land diversion, NOC/affidavit for non-applicability needs to be submitted.
16. Approval NOCs from the various agencies for connecting external services like water supply, sewerage and storm water drainage needs to be submitted.
17. Copy of approved layout plan and zoning plan in A1 size (laminated) need to be submitted.
18. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted.
19. Pert Chart needs to be submitted.
20. Copy of project report along with brochure of current project and project photos need to be submitted.
21. REP-II needs to be revised.
22. Allottee related documents like Application form, Allotment letter, Builder Buyer agreement, conveyance deed and payment receipt needs to be revised.
23. Draft Brochure and advertisement documents needs to be submitted.
24. TAN details need to be submitted.
25. Cost of the land needs to be clarified according to the area applied for the registration.
26. DPI needs to be revised as EDC, IDC details are not provided.
27. Board Resolution is required from MV Buildcon Pvt Ltd (Vijay Kumar) for authorizing signatory for entering Conveyed Deed.



		<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.</p> <p>29. Affidavit for 4(2)(I)(d) needs to be submitted.</p> <p>30. Challan copy of paid IDC, EDC needs to be provided.</p> <p>31. CA certificate for Net worth of promoter needs to be provided.</p> <p>32. CA certificate for details in REP-1 needs to be submitted.</p> <p>33. KYC of Structural Engineer, CA, MEP Consultant, Architect is needs to be submitted.</p> <p>34. Quarterly schedule of estimated sources needs to be provided.</p> <p>35. Quarterly schedule of estimated expenditure needs to be provided.</p> <p>36. Quarterly cash flow statement needs to be submitted.</p> <p>37. CA certificate for expenditure incurred and to be incurred needs to be submitted.</p>
24.	Remarks	No reply is submitted by the promoter.

*Ashish Dubey*

**Ashish Dubey**  
Chartered Accountant

*Prachi Singh*

**Prachi Singh**  
Planning Executive

Day and Date of hearing

Monday 15.04.2024

Proceeding recorded by

Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 15.04.2024

Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

Ms. Rishika Katyal (AR) is present on behalf of the promoter and seeks three weeks' time to comply with the deficiencies and shall also clarify the legal capacity of the applicant promoter.

The matter to come up on 13.05.2024.

*(Sanjeev Kumar Arora)*  
**(Sanjeev Kumar Arora)**  
Member, HARERA

*(Ashok Sangwan)*  
**(Ashok Sangwan)**  
Member, HARERA

*v.l - 3*  
**(Vijay Kumar Goyal)**  
Member, HARERA

*(Arun Kumar)*  
**Arun Kumar**  
(Chairman, HARERA)