

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

D 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 | Part | iculars | Details | | |
|--|--|--------------------------------|---------------------------------------|-----------------------|--|
| 1. | Nam | e of the project | Terra Elegance Indep | endent Residen | ntial Floor |
| 2. | Nam | e of the promoter | M/s s Terra Infracon | | |
| 3. | Natu | re of the project | Independent Residen | | 15 15 15 15 15 15 15 15 15 15 15 15 15 1 |
| 4. | Loca | tion of the project | Sector- 07, Sohna, Gur | | |
| 5. | | l capacity to act as a | Not clarified | | Cynicales |
| 6. | - | e of the license holder | M/a MV D.: Ll. D. | 1.1 | |
| 7. | _ | is of project | M/s MV Buildcon Pvt | . Ltd. and Smt. S | hakuntla Devi |
| 8. | Whe | . , | New Whole | | Tarrefor and |
| | The second | ied for whole | 86 5 20 20 30 30 30 30 30 | | |
| bests | Phas | e no. | N/A | 2011 | |
| 9. Online application ID RERA-GRG-PROJ-1587-2024 | | 7-2024 | | | |
| Detti: | Licer | ise no. | DULB/CTP/TP-Sohna 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. | Proje date | ected completion | Not provided | | |
| 12. | QPR appli | Compliances (if cable) | N/A | | anders Tarahilan |
| 13. | La Constitution of the Con | (l)(D) Compliances (if cable) | npliances (if N/A | | |
| 14. | 4(2)(l)(C) Compliances (if applicable) | | N/A | - 01 - sau | ar yankufi abay 14 |
| 15. | Status of change of bank account | | N/A | | to pair read tests |
| 16. | Details of proceedings pending against the project | | N/A | 41.00 par (ex) | Nicol papir pakarin Cose Hedecky: |
| 17. | A colonial | Conditions oliances (if cable) | N/A | | Lung and |
| 18. | Statu | tory approvals either | applied for or obtaine | ed prior to regi | stration |
| | S.No | Particulars | Date of app | roval | Validity upto |
| | i) | License Approval | DULB/CTP/TP-Sohn | 2/2020/1006 | Valid up to 12.03.2025 |



| | | | RERA-GRG-1587-202 |
|-----|---------------------------------|------------------------------------|--|
| | ii) | Zoning Plan Approval | Not Legible - |
| | iii) | Building plan Approval | Not submitted |
| | iv) | Environmental Clearance | Not submitted |
| | v) | Airport height clearance | Not submitted |
| | vi) | Fire scheme approval | Not Submitted |
| | vii) | Service plan and estimate approval | Not Submitted |
| 19. | Fee I | Details | |
| | 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 | | Fee cannot be calculated as the building plans are not submitted. |
| | Total Fee | | Fee cannot be calculated as the building plans are not submitted. |
| 20. | DD amount | | Rs. 87,450/- |
| | DD no. and date | | 240316180192861 dated 16.03.2024 |
| | Name of the bank issuing | | HDFC Bank |
| | Deficient amount | | Fee cannot be calculated as the building plans are not submitted. |
| 21. | File | Status | Date AM LIP AS DESIGNATION OF THE SECOND PROPERTY OF THE SECOND PROP |
| | File received on | | 21.03.2024 |
| | First deficiency notice sent on | | 10.04.2024 |
| | First hearing on | | 15.04.2024 |
| | First | reply submitted on | 29.04.2024 |
| 22 | C | TT1 - 1 - | THE PROPERTY OF THE PROPERTY O |

22. Case History:

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.



The deficiency notice is issued to the promoter vide notice no. HARERA/GGM/RPIN/732 dated 10.04.2024.

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 comply with the deficiencies and shall also clarify the legal capacity of the applicant promoter. The matter to come up on 13.05.2024.

23. Present compliance status as on 13.05.2024 of deficiencies conveyed vide hearing dated 15.04.2024

Present compliance status as on 13.05.2024 of 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).

Status:- Not done

2. Corrections in the online DPI need to be done.

Status:- Not done

3. The legal capacity of M/s Terra Infracon Private Limited need to be clarified.

Status:- Clarification required

4. Copy of letter of Intent (LOI) need to be submitted.

Status:- Not submitted

5. Mutation, Jamabandi and Aks-shajra certified on the latest date needs to be submitted.

Status:- Not submitted

6. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted.

Status:- Not submitted

7. Land title search report needs to be submitted.

Status:- Not submitted

8. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted.

Status:- Not submitted

9. Copy of sale deed executed between landowner and promoter need to be submitted.

Status:- Not submitted

10. Copy of approved environment clearance need to be submitted.

Status:- Not 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.

Status:- Not submitted

12. Building plan approval (BR-III) alongwith the approved drawings A1 size (laminated) need to be submitted.

Status:- Not submitted



13. Copy of approved service estimates and plans A1 size (laminated) along with sanction letter from DTCP, Haryana not submitted.

Status:- Not submitted

14. Copy of electrical load availability connection assurance letter from DHBVN need to be submitted.

Status:- Not submitted

15. Natural conservation zone, Tree cutting permission, Forest land diversion, NOC/affidavit for non-applicability needs to be submitted.

Status:- Not submitted

16. Approval NOCs from the various agencies for connecting external services like water supply, sewerage and storm water drainage needs to be submitted.

Status:- Not submitted

17. Copy of approved layout plan and zoning plan in A1 size (laminated) need to be submitted.

Status:- Not submitted

18. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted.

Status:- Not submitted

19. Pert Chart needs to be submitted.

Status:- Submitted but need to be revised

20. Copy of project report along with brochure of current project and project photos need to be submitted.

Status:- Submitted but need to be revised

21. REP-II needs to be revised.

Status:- Submitted but need to be revised

22. Allottee related documents like Application form, Allotment letter, Builder Buyer agreement, conveyance deed and payment receipt needs to be revised.

Status:- Submitted but need to be revised

23. Draft Brochure and advertisement documents needs to be submitted.

Status:- Submitted but need to be revised

24. TAN details need to be submitted.

Status:- Submitted

25. Cost of the land needs to be clarified according to the area applied for the registration.

Status:- Need to be revise

26. DPI needs to be revised as EDC, IDC details are not provided.

Status:- Clarification required

27. Board Resolution is required from MV Buildcon Pvt Ltd (Vijay Kumar) for authorizing signatory for entering Conveyed Deed.



Project - Terra Elegance Independent Residential Floor

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| | in sand, botofind say by by | Status:- Submitted |
| | Proceedings and the procession | 28. Undertaking regarding auto credit of 10% of receipts from |
| PUNE Z | The corner out de Sali Livi Well | separate RERA account maintained under section 4(2)(l)(D) needs to be provided. |
| h-ing | s as ast affinguois (111-83) | 1. |
| | in the Hammir and our trees of Section | 29. Affidavit for 4(2)(l)(d) needs to be submitted. |
| 3272 | I was because we | Status:- Not submitted |
| BHS! | n 1 flattl men varia in come | 30. Challan copy of paid IDC, EDC needs to be provided. |
| | | Status:- Clarification required |
| ana. | arase solitosanos e ferences | 31. CA certificate for Net worth of promoter needs to be provided. |
| | Barrier Steam of the Steam of t | Status:- Clarification required |
| 29.10 | delicating passes vertices | |
| | nde Verkichensten waren zue gegen. | Status:- Need to be revise |
| | | 33. KYC of Structural Engineer, CA, MEP Consultant, Architect is |
| | to mote from an arrange and the last | needs to be submitted. |
| | THE PRINCE OF STREET | Status:- Submitted |
| | Let make ad | 34. Quarterly schedule of estimated sources needs to be provided. |
| | in which by bounded have a sign is | Status:- Clarification required |
| | instrucção de la contraction d | 35. Quarterly schedule of estimated expenditure needs to be |
| | a dele meterante di eri no | provided. |
| | Designation | Status:- Need to be revise |
| | and the same | 36. Quarterly cash flow statement needs to be submitted. |
| | to age with bree draw out of the page | Status:- Clarification required |
| | The same transfer one up to t | 37. CA certificate for expenditure incurred and to be incurred |
| | | needs to be submitted. |
| 0.4 | ella Jurial necessita A palitica ve | Status:- Clarification required |
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- 24. Cost of the land needs to be clarified according to the area applied for the registration.
- 25. DPI needs to be revised as EDC, IDC details are not provided.
- 26. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be provided.
- 27. Affidavit for 4(2)(1)(d) needs to be submitted.
- 28. Challan copy of paid IDC, EDC needs to be provided.
- 29. CA certificate for Net worth of promoter needs to be provided.
- 30. CA certificate for details in REP-1 needs to be submitted.
- 31. Quarterly schedule of estimated sources needs to be provided.
- 32. Quarterly schedule of estimated expenditure needs to be provided.



| 34. | CA certificate for expenditure incurred and to be incurred |
|-----|--|
| | needs to be submitted. |

Pariens

Ashish Dubey

Chartered Accountant
Day and Date of hearing

Monday 13.05.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 13.05.2024

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

None is present on behalf of the promoter.

The promoter has requested for adjournment for one week vide email dated 08.05.2024. The same is allowed. The application submitted for registration of residential floors is part of DDJAY colony which is registered with the authority vide RC no.41 of 2021 dated 20.07.2021 and office is directed to examine the status of compliance in respect of the same.

The matter to come up on 03.06.2024.

(Sanjeev Kumar Arora) Member, HARERA

(Ashok Sangwan) Member, HARERA (Vijay Kumar Goyal) Member, HARERA

Planning Executive

(Arun Kumar) Chairman, HARERA