

**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
			Valid up to 12.03.2025

	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 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	
	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.	Case History:			
	<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> <p>Proceedings dated: 15.04.2024</p> <p>Ms. Prachi Singh, Planning Executive briefed about the facts of the project.</p> <p>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.</p> <p>The matter to come up on 13.05.2024.</p>	
23.	<p>Present compliance status as on 13.05.2024 of deficiencies conveyed vide hearing dated 15.04.2024</p>	<ol style="list-style-type: none"> 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

	<p>13. Copy of approved service estimates and plans A1 size (laminated) along with sanction letter from DTCP, Haryana not submitted. Status:- Not submitted</p> <p>14. Copy of electrical load availability connection assurance letter from DHBVN need to be submitted. Status:- Not submitted</p> <p>15. Natural conservation zone, Tree cutting permission, Forest land diversion, NOC/affidavit for non-applicability needs to be submitted. Status:- Not submitted</p> <p>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</p> <p>17. Copy of approved layout plan and zoning plan in A1 size (laminated) need to be submitted. Status:- Not submitted</p> <p>18. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. Status:- Not submitted</p> <p>19. Pert Chart needs to be submitted. Status:- Submitted but need to be revised</p> <p>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</p> <p>21. REP-II needs to be revised. Status:- Submitted but need to be revised</p> <p>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</p> <p>23. Draft Brochure and advertisement documents needs to be submitted. Status:- Submitted but need to be revised</p> <p>24. TAN details need to be submitted. Status:- Submitted</p> <p>25. Cost of the land needs to be clarified according to the area applied for the registration. Status:- Need to be revise</p> <p>26. DPI needs to be revised as EDC, IDC details are not provided. Status:- Clarification required</p> <p>27. Board Resolution is required from MV Buildcon Pvt Ltd (Vijay Kumar) for authorizing signatory for entering Conveyed Deed.</p>
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		<p>Status:- Submitted</p> <p>28. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be provided.</p> <p>Status:- Clarification required</p> <p>29. Affidavit for 4(2)(l)(d) needs to be submitted.</p> <p>Status:- Not submitted</p> <p>30. Challan copy of paid IDC, EDC needs to be provided.</p> <p>Status:- Clarification required</p> <p>31. CA certificate for Net worth of promoter needs to be provided.</p> <p>Status:- Clarification required</p> <p>32. CA certificate for details in REP-1 needs to be submitted.</p> <p>Status:- Need to be revise</p> <p>33. KYC of Structural Engineer, CA, MEP Consultant, Architect is needs to be submitted.</p> <p>Status:- Submitted</p> <p>34. Quarterly schedule of estimated sources needs to be provided.</p> <p>Status:- Clarification required</p> <p>35. Quarterly schedule of estimated expenditure needs to be provided.</p> <p>Status:- Need to be revise</p> <p>36. Quarterly cash flow statement needs to be submitted.</p> <p>Status:- Clarification required</p> <p>37. CA certificate for expenditure incurred and to be incurred needs to be submitted.</p> <p>Status:- Clarification required</p>
24.	Remarks	<ol style="list-style-type: none">1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).2. Corrections in the online DPI need to be done.3. The legal capacity of M/s Terra Infracon Private Limited need to be clarified.4. Copy of letter of Intent (LOI) need to be submitted.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.

		<ol style="list-style-type: none"> 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. 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)(I)(D) needs to be provided. 27. Affidavit for 4(2)(I)(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.
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	33. Quarterly cash flow statement needs to be submitted.
	34. CA certificate for expenditure incurred and to be incurred needs to be submitted.
<i>Ashish Dubey</i> Ashish Dubey Chartered Accountant	<i>Prachi Singh</i> Prachi Singh Planning Executive
Day and Date of hearing	Monday 13.05.2024
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
<p>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.</p> <p>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.</p> <p>The matter to come up on 03.06.2024.</p>	
<i>Sanjeev Arora</i> (Sanjeev Kumar Arora) Member, HARERA	<i>Ashok Sangwan</i> (Ashok Sangwan) Member, HARERA
	<i>Vijay Kumar Goyal</i> (Vijay Kumar Goyal) Member, HARERA
	<i>Arun Kumar</i> (Arun Kumar) Chairman, HARERA

