

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, 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	31.05.2029	
12.	QPR Compliance (If applicable) of Extension RC No. 26/2023(Plotted Colony)	Submitted	
13.	4(2)(I)(D) Compliances (If applicable) of Extension RC No. 26/2023(Plotted Colony)	2021-2022 – Pending	
14.	4(2)(I)(C) Compliances (If applicable) of Extension RC No. 26/2023(Plotted Colony)	N/A	
15.	Status of change of bank account	N/A	
16.	Details of proceedings pending against the project	N/A	
17.	RC Conditions (if applicable)	N/A	

<b>18.</b>	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>
	i)	License Approval	DULB/CTP/TP-Sohna/2020/1996 dated 13.03.2020
	ii)	Zoning Plan Approval	Not Legible
	iii)	Building plan Approval	31.07.2023
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	N/A
<b>19.</b>	<b>Fee Details</b>		
	Registration Fee	Rs. 91,098/-	
	Processing Fee	Rs. 44,516/-	
	Late Fee	N/A	
	Total Fee	Rs. 1,35,614/-	
<b>20.</b>	DD amount	Rs. 87,450/-	
	DD no. and date	240316180192861 dated 16.03.2024	
	Name of the bank issuing	HDFC Bank	
	Deficient amount	Rs. 48,164/-	
<b>21.</b>	<b>File Status</b>	<b>Date</b>	
	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	
	Second hearing on	13.05.2024	
	Second reply submitted on	3.05.2024	
<b>22.</b>	<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> <p><b>Proceedings dated: 15.04.2024</b></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. The matter to come up on 13.05.2024.</p> <p><b>Proceedings dated: 13.05.2024</b></p> <p>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.</p>	
23.	<p><b>Present compliance status as on 03.06.2024 of deficiencies conveyed vide hearing dated 13.05.2024</b></p>	<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). <b>Status:- Not done</b></li> <li>2. Corrections in the online DPI need to be done. <b>Status:- Not done</b></li> <li>3. The legal capacity of M/s Terra Infracon Private Limited need to be clarified. <b>Status:- Clarification required</b></li> <li>4. Copy of letter of Intent (LOI) need to be submitted. <b>Status:- N/A</b></li> <li>5. Mutation, Jamabandi and Aks-shajra certified on the latest date needs to be submitted. <b>Status: - Since the promoter is a third party right holder in an already approved affordable plotted colony under DDJAY, hence the above mentioned documents are not applicable.</b></li> <li>6. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted.</li> </ol>

		<p><b>Status:- Since the promoter is a third party right holder in an already approved affordable plotted colony under DDJAY, hence the above mentioned documents are not applicable.</b></p> <p>7. Land title search report needs to be submitted.  <b>Status:- Not submitted</b></p> <p>8. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted.  <b>Status:- Since the promoter is a third party right holder in an already approved affordable plotted colony under DDJAY, hence the above mentioned documents are not applicable.</b></p> <p>9. Copy of sale deed executed between landowner and promoter need to be submitted.  <b>Status:- Clarification required</b></p> <p>10. Copy of approved environment clearance need to be submitted.  <b>Status:- Since the promoter is a third party right holder in an already approved affordable plotted colony under DDJAY, hence the above mentioned documents are not applicable.</b></p> <p>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.  <b>Status:- Deficit fee Rs. 48,164/- need to be submitted</b></p> <p>12. Building plan approval (BR-III) alongwith the approved drawings A1 size (laminated) need to be submitted.  <b>Status:- Submitted</b></p> <p>13. Copy of approved service estimates and plans A1 size (laminated) along with sanction letter from DTCP, Haryana not submitted.  <b>Status:- Since the promoter is a third party right holder in an already approved affordable plotted colony under DDJAY, hence the above mentioned documents are not applicable.</b></p> <p>14. Copy of electrical load availability connection assurance letter from DHBVN need to be submitted.  <b>Status:- Since the promoter is a third party right holder in an already approved affordable plotted colony under DDJAY, hence the above mentioned documents are not applicable.</b></p>
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	<p>15. Natural conservation zone, Tree cutting permission, Forest land diversion, NOC/affidavit for non-applicability needs to be submitted. <b>Status:- Since the promoter is a third party right holder in an already approved affordable plotted colony under DDJAY, hence the above mentioned documents are not applicable.</b></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. <b>Status:- Since the promoter is a third party right holder in an already approved affordable plotted colony under DDJAY, hence the above mentioned documents are not applicable.</b></p> <p>17. Copy of approved layout plan and zoning plan in A1 size (laminated) need to be submitted. <b>Status:- Not submitted</b></p> <p>18. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. <b>Status:- Since the promoter is a third party right holder in an already approved affordable plotted colony under DDJAY, hence the above mentioned documents are not applicable.</b></p> <p>19. Pert Chart needs to be submitted. <b>Status:- Submitted</b></p> <p>20. Copy of project report along with brochure of current project and project photos need to be submitted. <b>Status:- Submitted but need to be revised</b></p> <p>21. REP-II needs to be revised. <b>Status:- Submitted</b></p> <p>22. Allottee related documents like Application form, Allotment letter, Builder Buyer agreement, conveyance deed and payment receipt needs to be revised. <b>Status:- Submitted but need to be revised</b></p> <p>23. Draft Brochure and advertisement documents needs to be submitted. <b>Status:- Submitted but need to be revised</b></p> <p>24. TAN details need to be submitted. <b>Status:- Submitted</b></p> <p>25. Cost of the land needs to be clarified according to the area applied for the registration. <b>Status:- Not submitted</b></p> <p>26. DPI needs to be revised as EDC, IDC details are not provided. <b>Status:- Not submitted</b></p>
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		<p>27. Board Resolution is required from MV Buildcon Pvt Ltd (Vijay Kumar) for authorizing signatory for entering Conveyed Deed.  <b>Status:- Submitted</b></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.  <b>Status:- Not submitted</b></p> <p>29. Affidavit for 4(2)(I)(d) needs to be submitted.  <b>Status:- Not submitted</b></p> <p>30. Challan copy of paid IDC, EDC needs to be provided.  <b>Status:- Not submitted</b></p> <p>31. CA certificate for Net worth of promoter needs to be provided.  <b>Status:- Not submitted</b></p> <p>32. CA certificate for details in REP-1 needs to be submitted.  <b>Status:- Not submitted</b></p> <p>33. KYC of Structural Engineer, CA, MEP Consultant, Architect is needs to be submitted.  <b>Status:- Submitted</b></p> <p>34. Quarterly schedule of estimated sources needs to be provided.  <b>Status:- Submitted but need to be revised</b></p> <p>35. Quarterly schedule of estimated expenditure needs to be provided.  <b>Status:- Submitted</b></p> <p>36. Quarterly cash flow statement needs to be submitted.  <b>Status:- Submitted but need to be revised</b></p> <p>37. CA certificate for expenditure incurred and to be incurred needs to be submitted.  <b>Status:- Submitted</b></p>
24.	<b>Remarks</b>	<ol style="list-style-type: none"> <li>The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).</li> <li>Corrections in the online DPI need to be done.</li> <li>The legal capacity of M/s Terra Infracon Private Limited need to be clarified.</li> <li>Copy of sale deed executed between landowner and promoter need to be submitted.</li> <li>Land title search report needs to be submitted.</li> <li>Deficit fee Rs. 48,164/- need to be submitted</li> <li>Copy of approved layout plan and zoning plan in A1 size (laminated) need to be submitted.</li> <li>Copy of project report along with brochure of current project and project photos need to be submitted.</li> <li>Allottee related documents like Application form, Allotment letter, Builder Buyer agreement, conveyance deed and payment receipt needs to be revised.</li> </ol>

		<ol style="list-style-type: none"> <li>10. Draft Brochure and advertisement documents needs to be submitted.</li> <li>11. Cost of the land needs to be clarified according to the area applied for the registration.</li> <li>12. DPI needs to be revised as EDC, IDC details are not provided.</li> <li>13. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(1)(D) needs to be provided.</li> <li>14. Affidavit for 4(2)(1)(d) needs to be submitted.</li> <li>15. Challan copy of paid IDC, EDC needs to be provided.</li> <li>16. CA certificate for Net worth of promoter needs to be provided.</li> <li>17. CA certificate for details in REP-1 needs to be submitted.</li> <li>18. Quarterly schedule of estimated sources needs to be provided.</li> <li>19. Quarterly schedule of estimated expenditure needs to be provided.</li> <li>20. Quarterly cash flow statement needs to be submitted.</li> </ol>
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*Ashish Dubey*  
**Ashish Dubey**

**Chartered Accountant**

*Prachi Singh*  
**Prachi Singh**

**Planning Executive**

<b>Day and Date of hearing</b>	Monday and 03.06.2024
<b>Proceeding recorded by</b>	Ram Niwas

**PROCEEDINGS OF THE DAY**

Ms. Prachi Singh, Planning Executive briefed about the facts of the project.  
Sh. Dishant Sanduja (Director) and Sh. Om Singh (Advocate) are present on behalf of the promoter. The registration in respect of the colony has lapsed and the floor-wise registration in respect of the part of the plots under the above can be considered only after the revalidation of the registration of the licensed colony. The issue regarding provisioning of services by the licensee needs to be addressed in the collaboration agreement as CC/Part CC in respect of the colony is not yet received. The revenue sharing between the land owner and collaborator vis a vis the provisions under 4(2) (1) (D) also needs to be examined/reconciled. The matter to come up on 24.06.2024.

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

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

*Vijay Kumar Goyal*  
**(Vijay Kumar Goyal)**  
**Member, HARERA**

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

