



**HARERA**  
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

Project  
Promoter

Pride Park  
M/s Faith Buildtech Pvt. Ltd.

**PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016**

SNo.	Particulars	Details	
1.	Name of the project	Pride Park	
2.	Name of the promotor	M/s Faith Buildtech Pvt. Ltd. (Collaborator)	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 04, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	M/s Adishwar Real Estate Pvt. Ltd & others	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1515-2023	
10.	License no.	05 of 2024 dated 18.01.2024	Valid up to 17.01.2029
11.	Total licensed area	18.475 Acres	<b>Area to be registered</b> 18.475 Acres
12.	Project completion date as declared u/s 4(2)(l)(c)	17.01.2029	
13.	QPR compliance	N/A	
14.	4(2)(l)(D) compliance	N/A	
15.	Compliance of conditions of RC	N/A	
16.	4(2)(l)(c) compliance	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	Status of change of bank a/c	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	17.01.2029
	ii)	Zoning Plan Approval	DRG. NO. DTCP 10183 Dated 23.04.2024
	iii)	Layout plan Approval	19.01.2024
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Submitted

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Act No. 16 of 2016 Passed by the Parliament  
भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण  
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	viii) Electricity load availability connection	Submitted
20.	Fee details	
	Registration fee	(71775.69x 10) + (2989.86 x 20) =Rs. 7,77,554/-
	Late fee	Nil
	Processing fee	74765.55 x 10 =Rs. 7,47,656/-
	Total fee	Rs. 15,25,210/-
21.	DD amount	Rs. 11,51,322/- Rs. 3,73,828/-
	Online Payment	Rs. 60/-
	DD no. and date	528449 dated 07.02.2024 592556 dated 24.01.2024
	Transaction ID	240321180523683 (Net banking of Rs. 60/-)
	Name of the bank issuing	Kotak Mahindra Bank RBL Bank
	Deficient amount	N/A
	22.	File Status
Project received on		08.02.2024
Notice dispatched on		01.03.2024
1 <sup>st</sup> Hearing		04.03.2024
2 <sup>nd</sup> Hearing		27.03.2024
3 <sup>rd</sup> Hearing		15.04.2024
4 <sup>th</sup> Hearing		13.05.2024
5 <sup>th</sup> Hearing		03.06.2024
6 <sup>th</sup> Hearing	10.06.2024	
23.	Case history-	
<p>The promoter i.e., M/s Faith Buildtech Pvt. Ltd. has applied on dated 08.02.2024 for registration of their affordable plotted colony under DDJAY namely "Pride Park" located at Sector 04, Sohna, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application relates to the license no. 05 of 2024 dated 18.01.2024 issued by the DTCP in favor of Adishwar Real Estate Pvt. Ltd &amp; others and in collaboration with Faith Buildtech Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 18.475 Acres in Sector 04, Sohna, Gurugram.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter through deficiency notice dated 01.04.2024 and an opportunity of hearing was provided on 04.03.2024.</p> <p><b>On 04.03.2024</b>, Ms. Deepika (Planning Executive) briefed about the facts of the case. None is present on behalf of the promoter. The promoter is directed to submit the reply of the deficiencies which were conveyed vide notice dated 01.03.2024. Further, the matter is adjourned to 27.03.2024.</p> <p><b>On 27.03.2024</b>, Ms. Deepika (Planning Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case. Sh. Subhasis Lahiri (AR) is present on behalf of the promoter. The AR states that the zoning has been approved by the DTCP and will be submitted in next one week. The reply to the other deficiencies has been submitted on 22.03.2024 and office to examine the same. The matter to come up on 15.04.2024.</p>		

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The promoter has mailed on 11.04.2024, requesting for an adjournment due to some unavoidable circumstances.

**On 15.04.2024**, Ms. Deepika (Planning Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case. None is present on behalf of the promoter. An e-mail request has been received for adjournment. Request is allowed. The matter to come up on 13.05.2024.

**On 13.05.2024**, Ms. Deepika (Planning Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case. Sh. Subhasis Lahiri (AR), Sh. Aatish Solanti (AR) and Md. Asim (Land Owner) are present on behalf of the promoter. The collaboration agreement and financial documents are to be scrutinized. The Director/CEO/Project-Incharge of the promoter company is directed to be present along with the landowner companies on the next date of hearing. The status of the compliances with respect of the above-mentioned promoter for the colony in Sohna is to be checked and submit on the file. The matter to come up on 03.06.2024.

**On 03.06.2024**, Ms. Deepika (Planning Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case. Sh. Subhasis Lahiri (AR), Mohd. Asim (AR), Sh. Atish Solanki (AR) and Sh. Dharmender Sethi (AR) are present on behalf of the promoter. The difference in collaboration agreement vis a vis MOU be reconciled along with share of the collaborator company in the revenue against the sale proceeds.  
The matter to come up on 10.06.2024.

24.

**Present compliance status as on 10.06.2024 of deficient documents as observed in last hearing dated 03.06.2024.**

1. Corrections in REP-I (Part A-H) need to be done. Requisite documents need to be provided in PDF format.  
**Status: Submitted, but needs to be revised.**
2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted.  
**Status: Submitted, but needs to be revised.**
3. Deficit fee of Rs. 60/- needs to be paid.  
**Status: Submitted**
4. Approved zoning plan needs to be submitted.  
**Status: Submitted**
5. Approved service plans and estimates need to be submitted.  
**Status: Submitted**
6. Demarcation plan needs to be submitted.  
**Status: Submitted**
7. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.  
**Status: Submitted**
8. Electrical load availability connection needs to be submitted.  
**Status: Assurance certificate from DHBVN is submitted.**
9. Affidavit/ Undertaking with regard to non- applicability of natural conservation zone, tree cutting permission, forest land diversion and power line shifting need to be submitted.  
**Status: Submitted**
10. NOCs for construction water, drinking water supply, storm water drainage and sewerage connection from concerned departments need to be submitted.  
**Status: Submitted**

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11. Copies of mutation, jamabandi and aks shijra certified by a revenue officer not more than 6 months prior to the date of application for registration needs to be submitted.  
**Status: Submitted**
12. Land title search report needs to be submitted.  
**Status: Submitted**
13. PERT chart of the proposed project needs to be submitted.  
**Status: Submitted**
14. Collaboration Agreement for entire project needs to be submitted.  
**Status: Submitted, in which all the landowners are mentioned (MOU Registration no. 4729 dated 19.10.2012, MOU Registration no. 4718 dated 19.10.2012, Collaboration Agreement Registration no. 9665 dated 19.12.2022 and Supplementary Agreement Registration no. 12585 dated 27.12.2023). Hence, Clarified.**
15. The project land licensed and bonded for setting up of a colony has been informed to the revenue department for entry in the record of ownership needs to be submitted.  
**Status: Submitted**
16. Draft application form, allotment letter, conveyance deed, BBA & Payment Receipt need to be revised.  
**Status: Submitted**
17. Draft brochure and advertisement need to be revised.  
**Status: Submitted**
18. Cost of the land in REP-I needs to be revised as it includes conversion charges and license fee of total amount 348.87 lakh.  
**Status: Submitted**
19. Non-Encumbrance Certificate of latest date needs to be submitted as it was dated 13.03.2023.  
**Status: Submitted**
20. Form CHG -1 require as it was submitted to Ministry of Corporate Affairs for creation of charge.  
**Status: Submitted**
21. Challan copy of paid IDC, EDC needs to be provided.  
**Status: IDC yet not paid.**
22. Qualified Opinion was made for advance to vendors amounting Rs 23,604.11 lakhs.  
**Status: CA certificate for the clarification of advance to vendors amounting Rs 23,604.11 lakhs is submitted.**
23. KYC of Authorize Representative not submitted.  
**Status: Submitted**
24. CA certificate for Net worth of promoter needs to be provided.  
**Status: Submitted**
25. Project report needs to be submitted.  
**Status: Submitted**
26. 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**
27. Quarterly expenditure statements need to be submitted.

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	<p><b>Status: Submitted</b></p> <p>28. Quarterly source of funds needs to be submitted. <b>Status: Submitted</b></p> <p>29. Affidavit of promoter regarding arrangement with bank of master account needs to be submitted. <b>Status: Submitted</b></p> <p>30. CA certificate for non-Default in payment of statutory dues needs to be submitted. <b>Status: Submitted</b></p>
<b>Remarks</b>	<p>1. Corrections in REP-I (Part A-H) need to be done. Requisite documents need to be provided in PDF format. <b>Status: Submitted, but needs to be revised.</b></p> <p>2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. <b>Status: Submitted, but needs to be revised.</b></p>
<p><b>Recommendation :</b> The application submitted by the promoter for registration of the project along with requisite documents is found to be in order except the corrections in form REP-I (Part A-H) and online DPI. It is recommended that the Authority may grant registration subject to the submission of corrected copies of form REP-I and online DPI.</p>	
<p><i>Ashish Dubey</i> (Ashish Dubey) Chartered Accountant</p>	<p><i>Nikita</i> 10.06.2024 (Nikita Mittal) Planning Executive</p>

<b>Day and Date of hearing</b>	Monday and 10.06.2024
<b>Proceeding recorded by</b>	Sh. Ram Niwas

### PROCEEDINGS OF THE DAY

Proceeding dated: 10.06.2024.

Ms. Nikita Mittal (Planning Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case.

Sh. Satyendra Nath Agnihotri and Sh. Aatish Solanki (Director) are present on behalf of the promoter.

Approved as proposed.

*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

