

04

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**Project - 4S The Aurrum**  
**RERA-GRG-1572-2024**
**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details		
1.	Name of the project	4S The Aurrum		
2.	Name of the promoter	M/s 4S Developers Pvt. Ltd.		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector-59 & 63A, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Sh. Rishi Aggarwal and Others		
7.	Status of project	New		
8.	Whether registration applied for whole	Phase (Total 2 Phases)		
	Phase no. (Applied)	1		
9.	Online application ID	RERA-GRG-1572-2024		
10.	License no.	225 of 2023 dated 30.10.2023.	valid up to 29.10.2028.	
11.	Total licensed area	10.071875 acres	Area to be registered	
			5.4295 acres	
12.	Projected completion date	OC - 31.10.2029		
		CC - 31.10.2030		
13.	QPR Compliances (if applicable)	N/A		
14.	4(2)(I)(D) Compliances (if applicable)	N/A		
15.	4(2)(I)(C) Compliances (if applicable)	N/A		
16.	Status of change of bank account	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	RC Conditions Compliances (if applicable)	N/A		
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	
	i)	License Approval	225 of 2023 dated 30.10.2023	Validity upto
				29.10.2028 (7.434375 acres under migration from license no 92 of 2023 dated 21.04.2023)
	ii)	Zoning Approval Plan	Drg. No. DTCP 9760 dated 31.10.2023	-
iii)	Building Approval plan	ZP-1954/PA(DK)/2024/13200 dated 29.04.2024.	28.04.2029	

**Email :** hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in  
 An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
 Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण  
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16





	iv)	Environmental Clearance	Not Submitted	
	v)	Airport clearance height	AAI/RHQ/NR/ATM/NOC/2024/191/710-13 dated 19.03.2024 & AAI/RHQ/NR/ATM/NOC/2024/194/722-25 dated 19.03.2024	17.03.2032
	vi)	Fire scheme approval	Not Submitted	
	vii)	Service plan and estimate approval	Not Submitted	
20.	<b>Fee Details</b>			
		Registration Fee	48,319.378 * 125 * 10 = Rs 6,03,992/-	
		Processing Fee	48,319.378 * 10 = Rs 4,83,194/-	
		Late Fee	N/A	
		Total Fee	Rs 10,87,186/-	
21.	<b>DD amount</b>			
		DD no. and date	Rs 2,75,000/- Rs 2,20,000/- 500202 dated 05.04.2024. 500201 dated 05.04.2024.	
		Name of the bank issuing	ICICI Bank	
		Deficient amount	Rs 6,12,186/-	
22.	<b>File Status</b>			
		File received on	12.04.2024	
		First notice Sent on	07.05.2024	
		1 <sup>st</sup> hearing on	13.05.2024	
		2 <sup>nd</sup> hearing on	27.05.2024	
		3 <sup>rd</sup> hearing on	10.06.2024	
23.	<b>Case History:</b>			
	<p>The Promoter M/s 4S Developers Pvt. Ltd. who is a collaborator applied for the registration of real estate group housing colony namely "4S The Aurrum" located at Sector- 59 &amp; 63A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 69467 dated 12.04.2024 and RPIN-737. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-1572-2024. The project area for registration is 5.4295 acres but the licensed area i.e., 10.071875 acres granted under License no - 225 of 2023 dated 30.10.2023 which is valid upto 29.10.2028.</p> <p>The DTCP has granted license no. 225 of 2023 for the development of Group Housing Colony over an area admeasuring 10.071875 acres in Sector 56 &amp; 63A, Gurugram (7.434375 acres under migration from license no 92 of 2023 dated 21.04.2023).</p> <p>The application for registration of group housing colony was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/737 dated 07.05.2024 was issued to the promoter with an opportunity of being heard on 13.05.2024.</p> <p><b>On 13.05.2024</b>, Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case. Sh. Charan Das (AR) is present on behalf of the promoter. The AR</p>			





	<p>of the promoter seeks one week time to rectify the deficiencies. The matter to come up on 27.05.2024. The land owner shall be present on the next date of hearing.</p> <p>The promoter has submitted a reply on 21.05.2024 which was scrutinized and the status of the documents is mentioned below.</p> <p><b>On 27.05.2024</b>, Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case. Sh. Charan Das (AR) is present on behalf of the promoter. The AR of the promoter seeks two weeks' time for rectification of remaining deficiencies. A ten days public notice for inviting objections be published in two newspapers (1English and 1 Hindi), if any. The land owners shall be present on the next date of hearing. The matter to come up on 10.06.2024.</p>	
24.	<p><b>Present compliance status as on 10.06.2024 of deficient documents conveyed in last hearing dated 27.05.2024.</b></p>	<ol style="list-style-type: none"><li>1. An affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the license no. 92 of 2023 dated 21.04.2023. <b>Status: Submitted.</b></li><li>2. 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: The fee is calculated and the calculation is mentioned above. The deficit fee comes out to Rs 6,12,186/-.</li><li>3. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted.</li><li>4. Online DPI needs to be corrected. Status: Not Submitted.</li><li>5. The approved building plans are not attached in the application to ascertain the approval of phasing by the competent authority, and you had applied for registration of project in phases. The same needs to be clarified. <b>Status: Clarified. Phasing letter submitted.</b></li><li>6. Building plan approval (BR-III) along with the approved drawings need to be submitted. <b>Status: Submitted. Approved vide no. ZP-1954/PA(DK)/2024/13200 dated 29.04.2024.</b></li><li>7. Area of landowner needs to be demarcated and list of units needs to be submitted. Status: Not Submitted.</li><li>8. Environment Clearance needs to be submitted. Status: Not Submitted.</li><li>9. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not Submitted.</li><li>10. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not Submitted.</li><li>11. Approval NOC's from various agencies for connecting external services like road needs to be submitted.</li></ol>





	<p><b>Status:</b> The promoter stated that the license has been granted on the basis of existing approach from existing revenue rasta and existing 24 mtr road.</p> <p>12. Mutation, Jamabandi and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. <b>Status: Submitted.</b></p> <p>13. Land Title Search report needs to be submitted. <b>Status:</b> Submitted but needs to be submitted on latest date after incorporating bar enrollment number.</p> <p>14. Layout plan superimposed on the demarcation plan needs to be submitted. <b>Status: Submitted.</b></p> <p>15. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. <b>Status:</b> Not Submitted.</p> <p>16. Draft Application form needs to be revised. <b>Status:</b> Submitted but needs to be revised.</p> <p>17. Draft Allotment letter needs to be revised. <b>Status:</b> Submitted but needs to be revised.</p> <p>18. Draft Builder Buyer Agreement needs to be revised. <b>Status:</b> Submitted but needs to be revised.</p> <p>19. Draft Conveyance Deed needs to be submitted. <b>Status:</b> Not Submitted.</p> <p>20. Draft Brochure needs to be submitted. <b>Status:</b> Submitted but needs to be revised after incorporating details of the project.</p> <p>21. Pert Chart needs to be submitted. <b>Status:</b> Not Submitted.</p> <p>22. Mining permission needs to be submitted. <b>Status:</b> Not Submitted.</p> <p>23. Cost of land as per sale deed is 11121.96 lakh whereas per DPI 6342.80 lakh. Cost of the land needs to be clarified according to the area applied for the registration <b>Status: Submitted.</b></p> <p>24. Project report needs to be submitted. <b>Status: Submitted.</b></p> <p>25. Charge form CHG-1 need to be submitted. <b>Status: Submitted.</b></p> <p>26. CA Certificate for expenditure incurred till date and to be incurred needs to be submitted. <b>Status: Submitted.</b></p> <p>27. As per REP I estimate cost of the project is 69342.43 lakhs and as per DPI project cost is 69113.32 lakhs. Clarification required about project cost. <b>Status: Submitted.</b></p>
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		<p>28. Land is encumbered. NOC from the lender needs to be submitted. Status: Not Submitted.</p> <p>29. Bank undertaking needs to be revised as Employee ID is not mentioned in Bank undertaking. Status: Submitted but needs to be revised as the Account title should be in the name of the project.</p> <p>30. Challan copy of paid IDC, EDC needs to be submitted. <b>Status: Submitted.</b></p> <p>31. CA certificate for Net worth of promoter needs to be submitted. Status: Not Submitted.</p> <p>32. Quarterly schedule of estimated expenditure needs to be submitted. Status: Not Submitted.</p> <p>33. Quarterly schedule of estimated sources needs to be submitted. Status: Not Submitted.</p> <p>34. Quarterly schedule of Net cash flow statement needs to be submitted. Status: Not Submitted.</p>
25.	Remarks	<ol style="list-style-type: none"><li>1. Deficit Fee - Rs 6,12,186/-.</li><li>2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</li><li>3. Online DPI needs to be corrected.</li><li>4. Area of landowner needs to be demarcated and list of units needs to be submitted.</li><li>5. Environment Clearance needs to be submitted.</li><li>6. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.</li><li>7. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.</li><li>8. Approval NOCs from various agencies for connecting external services like road needs to be submitted. <b>Status: The promoter stated that the license has been granted on the basis of existing approach from existing revenue rasta and existing 24 mtr road.</b></li><li>9. Land Title Search report needs to be revised on latest date after incorporating bar enrollment number.</li><li>10. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted.</li><li>11. Draft Application form needs to be revised.</li><li>12. Draft Allotment letter needs to be revised.</li><li>13. Draft Builder Buyer Agreement needs to be revised.</li><li>14. Draft Conveyance Deed needs to be submitted.</li><li>15. Draft Brochure needs to be revised after incorporating details of the project.</li><li>16. Pert Chart needs to be submitted.</li><li>17. Mining permission needs to be submitted.</li></ol>





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<p><i>Suruchi Pandey</i> <b>Suruchi Pandey</b> Chartered Accountant</p>	<p><i>Deepika</i> <b>Deepika</b> Planning Executive</p>
<b>Day and Date of hearing</b>	Monday and 10.06.2024.
<b>Proceeding recorded by</b>	Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>	
<p>Proceedings dated: 10.06.2024, Ms. Deepika, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Charan Dass (AR) and Sh. Ramesh Bisht (AR) are present on behalf of the promoter and states that deficit documents have been submitted on 07.06.2024 which be examined by the office. The AR to also submit the copy of public notice issued as the license for the group housing has been obtained after migration from earlier DDJAY scheme wherein no sale or advertisement was made. The clear no lien certificate for proof of non-encumbrance of the project land needs to be submitted.</p> <p>The matter to come up on 01.07.2024.</p>	
<p><i>Sanjeev Kumar Arora</i> (Sanjeev Kumar Arora) Member, HARERA</p>	<p><i>Ashok Sangwan</i> (Ashok Sangwan) Member, HARERA</p>
	<p><i>Vijay Kumar Goyal</i> (Vijay Kumar Goyal) Member, HARERA</p>
	<p><i>Arun Kumar</i> (Arun Kumar) Chairman, HARERA</p>