



Project	The Florett Enclave
Promoter	Corona Realtors Pvt. Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details	
1.	Name of the project	The Florett Enclave	
2.	Name of the promoter	M/s Corona Realtors Pvt. Ltd.	
3.	Nature of the project	Residential Floors	
4.	Location of the project	Sector 59, Gurugram	
5.	Name of the license holder	Commander Realtors Pvt. Ltd. Fiverivers Developers Pvt. Ltd. Fiverivers Township Pvt. Ltd. IREO Pvt. Ltd.	
6.	Legal capacity to act as a promoter	Collaborator	
7.	Status of project	New	
8.	Whether registration applied for whole/Phase	Whole	
9.	Phase no. (If applicable)	N/A	
10.	Online application ID	RERA-GRG-1666-2024	
11.	License no.	89 of 2022 dated 07.07.2022	valid up to 06.07.2027
12.	Total licensed area	6.225 Acres	Area to be registered 2.2147 Acres
13.	Project completion date as declared u/s 4(2)(I)(C)	31.07.2028	
14.	QPR Compliance (If applicable)	N/A	
15.	4(2)(I)(D) Compliance (If applicable)	N/A	
16.	Statutory approvals either applied for or obtained prior to registration		
	S.N	Particulars	Validity up to
	1.	License Approval	89 of 2022 dated 07.07.2022 06.07.2027
	2.	Layout plan approval	DTCP 8453 dated 08.07.2022
	3.	Zoning plan approval	DG, TCP 8453 dated 09.11.2022
	4.	Building plan approval	Approved under self-certification dated 25.04.2024 24.04.2026
	5.	Environmental Clearance	Not submitted
	6.	Airport Height Clearance	N/A
	7.	Electrical load	Ch-84/Drg.-26B dated 20.07.2022



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8.	Service plan and estimate approval	LC-4587-JE(DS)- 2022/36182 dated 02.12.2022
16.	Fee Details	
	Registration fee	17925.852 X 2 X 10 =Rs. 3,58,517/-
	Late fee	NIL
	Processing fee	17925.852 x 10 =Rs. 1,79,259/-
	Total fee	Rs. 5,37,776/-
17.	DD Details	
	DD amount	Rs. 4,67,420/- Rs. 70,356/-
	DD no. and date	062716 dated 07.06.2024 505734 dated 28.06.2024
	Name of the bank issuing	HDFC Bank
	Deficient amount	Nil
18.	File Status	Date
	File received on	13.06.2024
	First notice Sent on	27.06.2024
	1st hearing on	01.07.2024
	1st reply submitted	28.06.2024
	2nd reply submitted	03.07.2024
	3rd reply submitted	09.07.2024
	2nd hearing on	15.07.2024
19.	Case History: -	
	<p>The promoter M/s Corona Realtors Pvt. Ltd. has applied on dated 07.06.2024 for registration of Residential Independent Floors namely "The Florett Enclave" on 68 plots of already registered affordable plotted colony under DDJAY namely "Paras Florett" located at Sector 59, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>The file was scrutinized and deficiencies were conveyed to the promoter vide notice dated 27.06.2025 and date of hearing was fixed for 01.07.2024. On 01.07.2024, the matter was adjourned to 15.07.2024.</p>	
20.	Present compliance status as on 15.07.2024 of deficient documents as conveyed in the deficiency notice	<ol style="list-style-type: none"> 1. Corrections in form REP-I need to be done. The documents to be uploaded need to be provided in PDF format less than 5 mb in size. Status: Not submitted 2. Corrections in the online DPI need to be done. Status: Needs to be revised 3. Deficit of Rs. 70,356/- needs to be paid. Status: Paid through DD no. 505734 dated 28.06.2024 4. The building plans have been approved by the Architect under the self-certification provision of Haryana Building Code 2017 wherein the building plan approval is granted conditionally. The form of sanction dated 25.04.2024 submitted by the promoter as temporarily valid up to 09.06.2024 subject to confirmation of structural/ fire / PHS etc. drawings by the concerned authority. Current status of building plan approval needs to be clarified.



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	<p>Status: The promoter has submitted the final sanction letters of building plan approval under self-certification policy.</p> <p>5. Copies of jamabandi and aks shijra duly certified by a revenue officer not more than 6 months prior to the date of application needs to be submitted. Status: Submitted</p> <p>6. Environmental clearance needs to be submitted. Status: Not submitted</p> <p>7. Electrical load availability connection needs to be submitted. Status: Submitted</p> <p>8. NOCs/ assurances for water supply, construction water supply, sewerage connection and storm water drainage from concerned departments need to be submitted. Status: Assurance for drinking water supply submitted.</p> <p>9. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted. Status: BBA and conveyance deed need to be revised.</p> <p>10. Draft brochure and advertisement documents need to be submitted. Status: Need to be revised.</p> <p>11. Cost of the land i.e. Rs 8698.03 lakhs needs to be clarified according to the area applied for the registration is 2.2148 acres. Status: Submitted</p> <p>12. Clarification needs to be submitted, as EDC & IDC is not mentioned in the DPI. As per collaboration agreement & project report EDC is to be paid by Developer i.e Corona Realtors Pvt. Ltd. (Promoter). Status: Clarification Submitted. Promoter states that EDC & IDC is mentioned in DPI under cost of plots.</p> <p>13. DPI needs to be revise for the following: IDW cost not mentioned in DPI whereas same is mentioned in REP 1(A-H) Financial resources to meet the project cost is 100% from Allottees. Status: Needs to be revised</p> <p>14. REP-II needs to be revised as occupancy date is not mentioned. Status: Submitted</p> <p>15. NOC from L&T finance limited needs to be submitted for loan amount of Rs 60 Crores on mortgage of the project land. Status: Submitted but needs to be revised.</p> <p>16. Project report needs to be revised total project doesn't match with DPI. Status: Submitted</p> <p>17. Quarterly cash flow statement needs to be revised cost incurred doesn't match with DPI & statement should be on the letter head of company.</p>
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		<p>Status: Submitted</p> <p>18. Quarterly expenditure statement needs to be revised as it doesn't include construction cost & other cost & statement should be on the letter head of company. Status: Submitted</p> <p>19. Quarterly fund flow statement needs to be submitted. Status: Not Submitted</p> <p>20. Bank Undertaking in original form needs to be submitted. Status: Submitted</p> <p>21. CA certificate for Net worth of promoter and CA certificate for details in REP-1 needs to be submitted. Status: Submitted</p> <p>22. CA Certificate for expenditure incurred & to be incurred needs to be submitted. Status: Submitted CA certificate for non-default in payment of debts and liabilities needs to be submitted. Status: Submitted but CA certificate in original needs to be submitted</p> <p>23. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. Status: Submitted</p> <p>24. 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</p>
21.	Remarks	<p>1. Corrections in form REP-I need to be done. The documents to be uploaded need to be provided in PDF format less than 5 mb in size. Status: Not submitted</p> <p>2. Corrections in the online DPI need to be done. Status: Needs to be revised</p> <p>3. The building plans have been approved by the Architect under the self-certification provision of Haryana Building Code 2017 wherein the building plan approval is granted conditionally. The form of sanction dated 25.04.2024 submitted by the promoter as temporarily valid up to 09.06.2024 subject to confirmation of structural/ fire / PHS etc. drawings by the concerned authority. Current status of building plan approval needs to be clarified. Status: The promoter has submitted the final sanction letters of building plan approval under self-certification policy.</p> <p>4. Environmental clearance needs to be submitted. Status: Not submitted</p> <p>5. NOCs/ assurances for construction water supply, sewerage connection and storm water drainage from concerned departments need to be submitted. Status: Not submitted</p> <p>6. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted. Status: BBA and conveyance deed need to be revised.</p>

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	<p>7. Draft brochure and advertisement documents need to be submitted. Status: Need to be revised.</p> <p>8. DPI needs to be revise for the following: IDW cost not mentioned in DPI whereas same is mentioned in REP 1(A-H) Financial resources to meet the project cost is 100% from Allottees. Status: Needs to be revised</p> <p>9. NOC from L&T finance limited needs to be submitted for loan amount of Rs 60 Crores on mortgage of the project land. Status: Submitted but needs to be revised.</p> <p>10. Quarterly fund flow statement needs to be submitted. Status: Not Submitted</p>
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Ashish Dubey

(Ashish Dubey)
Chartered Accountant

Neeraj Gautam

(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 15.07.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceeding dated: 15.07.2024

Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Pradeep Garg (AR) is present on behalf of the promoter.

A confirmation regarding approval of plans by DTP Gurugram shall be sought through email. Further the AR to rectify other deficiencies including NOC from the lender w.r.t. creation of 3rd party rights. The office to check the status of compliances of earlier registration as well as submission of QPR and annual audited financial statement.

The matter to come up on 29.07.2024.

Sanjeev Kumar Arora
(Sanjeev Kumar Arora)
Member, HARERA

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar
(Arun Kumar)
Chairman, HARERA

