

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Hues		
2.	Name of the promoter	M/s Sarv Realtors Pvt. Ltd.		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector- 68, Gurugram		
5.	Legal capacity to act as a promoter	Not Clarified		
6.	Name of the license holder	Sh. Satish, Sh. Balwant and and Others		
7.	Status of project	Ongoing		
8.	Whether registration applied for whole	Phases		
	Phase no.	Not clarified		
9.	Online application ID	RERA-GRG-PROJ-1652-2022		
10.	License no.	106 of 2013 dated 26.12.2013		valid up to 25.12.2017.
		136 of 2014 dated 26.08.2014		valid up to 25.08.2019.
11.	Total licensed area	19.5875 acres	Area to be registered	17.73 acres
12.	Projected completion date	Not Submitted		
13.	QPR Compliances (if applicable)	Not Clarified		
14.	4(2)(I)(D) Compliances (if applicable)	Not Clarified		
15.	4(2)(I)(C) Compliances (if applicable)	Not Clarified		
16.	Status of change of bank account	Not Clarified		
17.	Details of proceedings pending against the project	Not Clarified		
18.	Status of change of bank account	Not Clarified		
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	106 of 2013 dated 26.12.2013	25.12.2017.
			136 of 2014 dated 26.08.2014	25.08.2019.
	ii)	Zoning Plan Approval	DTCP – 5170 dated 26.05.2015	-
	iii)	Building plan Approval	ZP-957/AD(RA)/2017/1963 dated 02.02.2017	01.02.2022 (Expired)
	iv)	Environmental Clearance	SEIAA/HR/2017/100 dated 09.03.2017	08.03.2027
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/REVALIDATION/213/48/493-497 dated 18.03.2019	12.12.2021 (Expired)



	vi)	Fire scheme approval	DFS/F.A./2017/637/40939 dated 19.04.2017
	vii)	Service plan and estimate approval	Applied
20.	Fee Details		
	Registration Fee		Fees cannot be calculated as the area applied for the registration is not clarified.
	Processing Fee		Fees cannot be calculated as the area applied for the registration is not clarified.
	Late Fee		Fees cannot be calculated as the area applied for the registration is not clarified.
	Total Fee		Fees cannot be calculated as the area applied for the registration is not clarified.
21.	DD amount		Rs 5,00,000/-
	DD no. and date		09.05.2024
	Name of the bank issuing		Union Bank of India
	Deficient amount		Fees not calculated as the area applied for the registration is not clarified.
22.	File Status		Date
	File received on		21.05.2024
	First hearing on		10.06.2024
	Notice Sent on		19.06.2024
	Second hearing on		01.07.2024
23.	Case History: The Promoter M/s Sarv Realtors Pvt. Ltd. who is one of the license holder (Legal capacity not clarified) applied for the registration of real estate group housing colony namely "Hues" located at Sector-68, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 71881 dated 21.05.2024 and RPIN-752. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1652-2024. The project area for registration is 17.73 acres but the licensed area is 55.5294 acres. The promoter submitted the copy of licenses no. 106 of 2013 dated 26.12.2013 valid upto 25.12.2017 and 136 of 2014 dated 26.08.2014 valid upto 25.08.2029. The area applied for registration of project is already registered with the Authority having registration no. 182 of 2017 dated 04.09.2017 for an area 32.83 acres. The application for registration of group housing colony was scrutinized and it is observed that there are deficiencies but the same have not been conveyed to the promoter yet. On 10.06.2024, The matter was adjourned and fixed for 01.07.2024. The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/752 dated 19.06.2024 was issued to the promoter with an opportunity of being heard on 01.07.2024.		
24.	Present compliance status as on 01.07.2024 of deficient documents conveyed through notice dated 19.06.2024.		1. The area applied for registration of project is already registered with the Authority having registration no. 182 of 2017 dated 04.09.2017 for an area 32.83 acres which needs to be clarified. 2. The applicable fee for registration of project is not calculated as the area applied for the registration is not clarified and once clarified the fee will be calculated and the same shall be deposited by the promoter. 3. The legal capacity of the promoter needs to be clarified. 4. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 5. Online DPI needs to be corrected.



	6. Renewal of both the licenses need to be submitted. 7. Building plan is approved for 55.5294 acres not for 17.73 acres. Hence, it cannot be considered as a whole project. Clarification for registration of 17.73 acres needs to be submitted. 8. Collaboration agreement needs to be submitted. 9. Copy of LC-IV needs to be submitted. 10. Revalidated building plan approval needs to be submitted. 11. Revalidated Airport Height Clearance needs to be submitted. 12. Approved Service plan and estimates needs to be submitted. 13. Electrical load availability needs to be submitted. 14. Mutation, Jamabandi and Aks- shajra certified on the latest date from tehsildar needs to be submitted. 15. Non-encumbrance certificate from the revenue department needs to be submitted. 16. Information to the revenue department regarding entry of the license in the revenue record needs to be submitted. 17. Copy of superimposed demarcation plan on the approved layout plan showing khasra no not submitted. 18. Affidavit/ NOC for Natural Conservation zone needs to be submitted. 19. Affidavit/ NOC for Tree cutting permission needs to be submitted. 20. Affidavit/ NOC for Forest land needs to be submitted. 21. Affidavit/ NOC for Powerline Shifting needs to be submitted. 22. Approval NOC's from various agencies for connecting external services like roads, water supply, sewerage and storm water needs to be submitted. 23. Latest Land title search report needs to be submitted. 24. Pert chart needs to be submitted. 25. Allottee related documents like draft allotment letter and builder buyer agreement needs to be revised. 26. Allottee related documents like draft application form and conveyance deed needs to be submitted. 27. Application form, Allotment letter, Builder buyer agreement and Conveyance deed of the existing allottees in the project, if any needs to be submitted. 28. Re-validated Mining permission needs to be submitted. 29. Draft brochure needs to be re-submitted. 30. Details of loan from Financial Institution or banks amounting Rs 34,800.89 lakhs & from equity by promoter amounting Rs 32,500 lakhs as mentioned in the DPI needs to be submitted. 31. Financial resources of the project mentioned in DPI is Rs 117,451 lakhs does not able to cover the total project cost of Rs 122,422.41 lakhs . Clarification/Revision needs to be submitted. 32. Cost of the land i.e. Rs 7312.03 lakhs needs to be clarified according for 17.73 acres area applied for the registration. 33. REP-II needs to be revised as it contradicts with charge form 1 for the encumbrance on the project/land. 34. Project Hues Towers and Azalia Towers by promoter Supertech Limited registered u/s 4 having RC no. 182 of 2017 and registered area of 32.83 acres having license number 106 and 107 of 2013, 89 of 2014 and 134-136 of 2014 has not submitted any QPR and annual return u/s 4(2)(L)(d).
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		35. Independent auditors report along with financial statement needs to be submitted for the financial year 2020-2021, 2021-22 and 2022-23. 36. As per Charge Form (CHG-1) land measuring 27.49 acres is mortgage to IFCI Ltd and PNB Housing finance for term loan of Rs 150 cr & Rs 275 cr. Loan sanction agreement along with NOC needs to be submitted. 37. Bank Undertaking needs to be submitted. 38. CA certificate for details in REP-1 needs to be submitted. 39. CA Certificate for expenditure incurred & to be incurred needs to be submitted. 40. CA certificate for Net worth of promoter needs to be submitted. 41. CA Certificate for financial and inventory details of the project needs to be submitted. 42. CA certificate for non-default in payment of debts and liabilities needs to be submitted. 43. Statement of quarterly expenditure needs to be submitted. 44. Statement of quarterly source of funds needs to be submitted. 45. Quarterly Net Cash Flow statement needs to be submitted. 46. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted.
25.	Remarks	No reply has been submitted by the promoter.

Suruchi Pandey
Suruchi Pandey

Chartered Accountant

Ashish Kush
01/7/24
Ashish Kush

Planning Executive

Day and Date of hearing

Monday and 01.07.2024

Proceeding recorded by

Ms. Naresh Kumari

PROCEEDINGS OF THE DAY

Proceedings dated: 01.07.2024

Sh. Ashish Kush, Planning Executive and Sh. Suruchi Pandey, Chartered Accountant briefed about the facts of the case.

None is present on behalf of the promoter.

One more opportunity is being granted to the applicant/promoter to rectify the deficiencies and put in appearance on the next date of hearing.

The Matter to come up on 29.07.2024.

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

(Ashok Sangwan)
(Ashok Sangwan)
Member, HARERA

V.I.-g
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
(Arun Kumar)
Chairman, HARERA