

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - Aster Avenue 36
Promoter - M/s 4S Developers Pvt. Ltd.
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Aster Avenue 36	
2.	Name of the promoter	M/s 4S Developers Pvt. Ltd.	
3.	Nature of the project	Affordable Group Housing	
4.	Location of the project	Sector- 36, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Sh. Ashutosh Verma S/o Baleshwar Verma, Mahesh Kumar S/o Hari Chand and M/s 4S Developers Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Phase	
9.	Online application ID	RERA-GRG-PROJ-1693-2024	
10.	License no.	235 of 2023 dated 02.11.2023 269 of 2023 dated 28.12.2023	Valid up to 01.11.2028 Valid up to 27.12.2028
11.	Total licensed area	9.6840 acres	Area to be registered 7.2070 acres
12.	Projected completion date	OC: 31.12.2029 CC: 31.12.2030	
13.	QPR Compliances (if applicable)	Not applicable	
14.	4(2)(I)(D) Compliances (if applicable)	Not applicable	
15.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	235 of 2023 dated 02.11.2023 269 of 2023 dated 28.12.2023 01.11.2028 27.12.2028
	ii)	Zoning Plan Approval	Drg. No. DTCP 10211 dated 08.05.2024
	iii)	Building plan Approval	ZP- 1949/JD(RA)/2024/20570 dated 09.07.2024 08.07.2029

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	SEAC/HR/2024/046 dated 18.07.2024	17.07.2034
	v)	Airport height clearance	AAI/R:IQ/NR/ATS/NOC/2024/182/674-77 dated 19.03.2024	17.03.2032
	vi)	Fire scheme approval	Applied on 29.05.2024	
	vii)	Service plan and estimate approval	Applied on 04.09.2024	
16.	Fee Details			
	Registration Fee		Residential- 48861.122 x 2.25 x 10 = Rs. 10,99,375/- Commercial- 5302.650 x 1.75 x 20 = Rs. 1,85,593/-	
	Processing Fee		54161.772 *10 = Rs. 5,41,638/-	
	Late Fee		N/A	
	Total Fee		Rs. 18,26,606/-	
17.	DD amount		Rs. 2,50,000/- Rs. 1,50,000/- Rs. 2,50,000/- Rs. 5,30,000/- Rs. 6,46,606/-	
	DD Details		500252 dated 10.07.2024 500253 dated 10.07.2024 At the time of earlier application dated 13.05.2024, the promoter has submitted fees as follows: 500221 dated 02.05.2024 500220 dated 02.05.2024 Whereas, as per proceeding dated 24.06.2024 the file was returned as there were no approved building plans in the earlier application dated 13.05.2024. Therefore, the fees have been adjusted accordingly. 500277 dated 23.08.2024	
	Name of the bank issuing		ICICI Bank	
	Deficient amount		-	
22.	File Status		Date	
	File received on		15.07.2024	
	First notice Sent on		06.08.2024	
	1st hearing on		09.09.2024	

23.	<p>Case History:</p> <p>The promoter M/s 4S Developers Pvt. Ltd. who is a Collaborator had applied for the registration of real estate project namely "Aster Avenue 36" located at Sector-36, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 75265 dated 15.07.2024 and RPIN-773. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1693-2024.</p> <p>The project area for registration is 7.207 acres and the licensed area is 9.6584 acres granted under License no - 235 of 2023 dated 02.11.2023 over an area measuring 8.309 acres which is valid upto 01.11.2028 granted to M/s 4S Developers Pvt. Ltd. and License no. 269 of 2023 dated 28.12.2023 over an area measuring 1.375 acres granted to Sh. Ashutosh Verma S/o Baleshwar Verma, Mahesh Kumar S/o Hari Chand and M/s 4S Developers Pvt. Ltd. in collaboration with M/s 4S Developers Pvt. Ltd. which is valid upto 27.12.2028.</p> <p>The application for registration of affordable group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/773 dated 06.08.2024 was issued to the promoter with an opportunity of being heard on 12.08.2024.</p> <p>Proceedings dated 12.08.2024, The matter is adjourned to 09.09.2024.</p> <p>The promoter has requested a change in the bank accounts dated 05.09.2024. Accordingly, all the related documents except Board Resolution are submitted by the promoter.</p> <p>The status of the documents is mentioned below.</p>
24.	<p>Present compliance status as on 09.09.2024 deficient documents as observed on scrutiny</p> <ol style="list-style-type: none"> 1. Deficit Fee of Rs. 6,46,606 needs to be submitted. Status: Submitted 2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised. 3. DPI needs to be corrected. Status: Submitted but needs to be revised. 4. Mutation & Jamabandi needs to be submitted for the whole area. Status: Submitted 5. Information to the revenue department needs to be submitted. Status: Submitted 6. Land Title Search Report needs to be submitted. Status: Submitted 7. Non-encumbrance certificate needs to be submitted. Status: Not Submitted, the promoter stated that they have taken a loan from CSL Finance Ltd. Therefore, non-encumbrance is not required.

	<p>8. Area sharing allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties and marked on the approved layout plan needs to be submitted. Status: Submitted</p> <p>9. Clarification needed regarding land area mentioned in the collaboration agreement. Status: Submitted</p> <p>10. Project report along with the brochure of current project and project photos needs to be submitted. Status: Submitted</p> <p>11. Copy of super imposed demarcation plan on the approved layout plan needs to be submitted. Status: Submitted</p> <p>12. Environmental clearance approval needs to be submitted. Status: Submitted</p> <p>13. Copy of approved fire scheme needs to be submitted. Status: Not Submitted, the promoter has applied for the approval of Fire scheme on 29.05.2024</p> <p>14. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. Status: Not Submitted, the promoter has applied for the approval of SPE on 04.09.2024 in HSVP.</p> <p>15. Forest NOC needs to be submitted. Status: Submitted</p> <p>16. Power line shifting NOC needs to be submitted. Status: Submitted</p> <p>17. Mining permission needs to be submitted. Status: Submitted</p> <p>18. PERT Chart needs to be submitted. Status: Submitted</p> <p>19. Draft application form, allotment letter needs to be submitted. Status: Submitted</p> <p>20. Draft BBA, Conveyance deed and payment receipt needs to be submitted. Status: Submitted, payment receipt needs to be submitted.</p> <p>21. Draft Brochure and advertisement need to be submitted. Status: Submitted, advertisement needs to be submitted</p>
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		<p>22. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted</p> <p>23. A complete set of financial statements for the financial year 2021-22 needs to be provided. Status: Submitted</p> <p>24. Project report needs to be revised. Status: Submitted</p> <p>25. CHG form needs to be provided. Status: Submitted</p> <p>26. Ca certificate for expenditure incurred and to be incurred needs to be submitted. Status: Submitted</p> <p>27. Bank undertaking needs to be submitted. Status: Submitted</p> <p>28. Quarterly schedule of estimated expenditure and resource needs to be provided. Status: Submitted</p> <p>29. Cash flow statement needs to be provided. Status: Submitted</p> <p>30. Copy of paid challan of EDC and IDC needs to be submitted. Status: Submitted</p> <p>31. CA certificate for net worth needs to be submitted. Status: Submitted</p>
<p>25.</p>	<p>Remarks</p>	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. DPI needs to be corrected.</p> <p>3. Non-encumbrance certificate needs to be submitted. Status: Not Submitted, the promoter stated that they have taken a loan from CSL Finance Ltd. Therefore, non-encumbrance is not required.</p> <p>4. Copy of approved fire scheme needs to be submitted.</p> <p>5. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted.</p> <p>6. Draft payment receipt needs to be submitted.</p> <p>7. Draft advertisement needs to be submitted.</p> <p>8. Board Resolution as per change in bank accounts needs to be submitted.</p>

Recommendation: The application submitted by the promoter for registration of the project along with requisite documents is found to be in order except the documents listed above at S. No. 25. It is recommended that the Authority may grant registration subject to the removal of above-mentioned deficiencies.

Asha
Asha

Chartered Accountant

Nikita

Nikita Mittal
Planning Executive

Day and Date of hearing

Monday and 09.09.2024

Proceeding recorded by

Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 09.09.2024.

Ms. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant, briefed about the facts of the project.

Sh. Charan Das (AR), Sh. Ashutosh Verma (AR) and Sh. Mahesh Kumar (AR) are present on behalf of the promoter.

Approved as proposed subject to submission of the following:

- i. An undertaking that payment to the financial institution shall be made only from 30% free account and 70% shall be non-lien account and expenditure from this shall be only in terms of section 4(2)(I)(D). Further the said undertaking shall be got duly endorsed from the lender.
- ii. An undertaking that 18 units to be given to the landowner shall be from 5% management quota only.
- iii. A BG/DD of Rs. 10 lakhs each in lieu of submission of approved SPE and Fire clearance within 4 months failing which the amount shall be liable to be forfeited and further legal consequences shall follow.
- iv. The balance deficiencies shall be rectified including submission of NEC. RC shall be issued after the above compliances are made.

(Ashok Sangwan)
(Ashok Sangwan)
Member, HARERA

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

(Arun Kumar)
(Arun Kumar)
Chairman, HARERA