

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	
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)	For RC no. 103 of 2022 granted for DDJAY Plotted colony: Submitted	
15.	4(2)(I)(D) Compliance (If applicable)	For RC no. 103 of 2022 granted for DDJAY Plotted colony: Submitted till FY 2022-23	
16.	4(2)(I)(c) Compliance (If applicable)	For RC no. 103 of 2022 granted for DDJAY Plotted colony: Due date of completion: 31.03.2027	
17.	RC Compliance	For RC no. 103 of 2022 granted for DDJAY Plotted colony: Service Plans and Estimates: 02.12.2022 (Within time)	
18.	Details of proceedings pending against the project	For RC no. 103 of 2022 granted for DDJAY Plotted colony: No proceedings pending against the project.	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.N	Particulars	Date of approval
			Validity up to
	1.	License Approval	89 of 2022 dated 07.07.2022
	2.	Layout plan approval	DTCP 8453 dated 08.07.2022



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	3.	Zoning approval plan	DG, TCP 8453 dated 09.11.2022	
	4.	Building approval plan	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	
	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		
	4th reply submitted	19.07.2024		
	5th reply submitted	23.07.2024		
	6th reply submitted	24.07.2024		
3rd hearing on	29.07.2024			
19.	Case History: -			
	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.			
	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			



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adjourned to 15.07.2024.

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 DTCP 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.

Accordingly, an e-mail dated 25.07.2024 has been sent to the DTP, Gurugram to confirm the status of approval of building plans and if the plans have been sanctioned for Stilt +3 or Stilt + 4 for the project.

Proceeding dated: 29.07.2024

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

Sh. Pradeep Garg (AR) and Sh. Narender Singh (AR) are present on behalf of the promoter.

The confirmation of sanction of plans is awaited from DTP Gurugram. The AR of the promoter is directed to rectify the remaining deficiencies.

The matter to come up on 05.08.2024.

An email dated 29.07.2024 has been received from the DTP, Gurugram clarifying that the record regarding approval of building plans has been checked on the Haryana Online Building Plan Approval System (HOBPAS) and the building plans of the plots forming part of Affordable Residential Plotted Colony under DDJAY namely "Paras Florett" bearing license no. 89 of 2022 dated 07.07.2022 have been approved with Basement, Stilt + 3 Floors.

20. Present compliance status as on 15.07.2024 of deficient documents as conveyed in the deficiency notice

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: Submitted

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



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plan approval needs to be clarified.

Status: An email dated 29.07.2024 has been received from the DTP, Gurugram clarifying that the record regarding approval of building plans has been checked on the Haryana Online Building Plan Approval System (HOBPAS) and the building plans have been approved with Basement, Stilt + 3 Floors.

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

6. Environmental clearance needs to be submitted.

Status: Not submitted. The promoter has submitted a security amount of Rs. 25 lakhs vide DD no. 505692 dated 03.08.2024 of ICICI Bank on account of timely submission of environmental clearance.

7. Electrical load availability connection needs to be submitted.

Status: Submitted

8. NOCs/ assurances for storm water drainage from concerned departments need to be submitted.

Status: Submitted

9. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted.

Status: Submitted

10. Draft brochure and advertisement documents need to be submitted.

Status: Consent from Paras Buildtech regarding use of logo for the project is submitted.

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

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.

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.

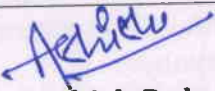

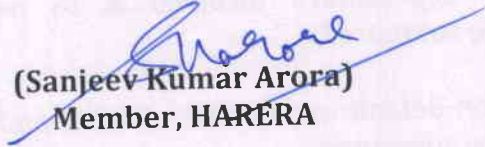
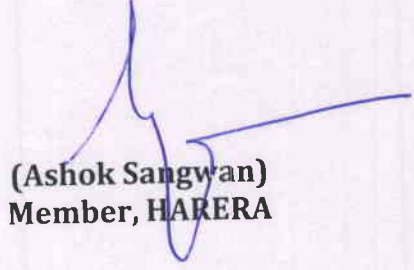

Status: Submitted



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		<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</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. 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: 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</p> <p>23. CA certificate for non-default in payment of debts and liabilities needs to be submitted. Status: Submitted</p> <p>24. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. Status: Submitted</p> <p>25. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(1)(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. Environmental clearance needs to be submitted. Status: Not submitted. The promoter has submitted a security amount of Rs. 25 lakhs vide</p>



	DD no. 505692 dated 03.08.2024 of ICICI Bank on account of timely submission of environmental clearance.
Recommendation: all the documents submitted by the promoter along with the application for registration of the project u/s 4 of the Act of 2016 are found to be in order except the corrections in form REP-I and environmental clearance. The promoter has submitted a security amount of Rs. 25 lakhs vide DD no. 505692 dated 03.08.2024 of ICICI Bank on account of timely submission of environmental clearance. It is recommended that the Authority may consider for grant of registration subject to the submission of environmental clearance within three months from the grant of registration. In case the promoter fails to submit the same within the stipulated time, the Authority may forfeit the security amount submitted on account of timely submission on environmental clearance.	
 (Ashish Dubey) Chartered Accountant	 (Neeraj Gautam) Associate Architectural Executive
Day and Date of hearing	Monday and 05.08.2024
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
Proceeding dated: 05.08.2024 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. Approved as proposed subject to the above compliances. The certificate shall be issued only after the compliances are done.	
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA
 (Arun Kumar) Chairman, HARERA	