

**Hearing brief for project registration u/s 4**

S.No.	Particulars	Details			
1.	Name of the project	Vista Avenue			
2.	Name of the promoter	M/s Peerage Buildwell Pvt. Ltd.			
3.	Nature of the project	Commercial Colony			
4.	Location of the project	Sector-89, Gurugram			
5.	Legal capacity to act as a promoter	Collaborator			
6.	Name of license holder	Smart Arena Hometown LLP			
7.	Status of project	New			
8.	Whether registration applied for whole/phase	Whole Project			
9.	Completion date as mentioned in REP-II	OC- 30.06.2030. CC- 30.09.2030.			
10.	Online application ID	RERA-GRG-PROJ-1394-2023			
11.	QPR Compliances (if applicable)	N/A			
12.	4(2)(I)(D) Compliances (if applicable)	N/A			
13.	4(2)(I)(C) Compliances (if applicable)	N/A			
14.	Status of change of bank account (if applicable)	N/A			
15.	Details of proceedings pending against the project (if applicable)	N/A			
16.	RC Conditions Compliances (if applicable)	N/A			
17.	License no.	47 of 2022 dated 18.04.2022		valid upto 17.04.2027	
18.	Total licensed area	3.9625 acres	Area to be registered	3.9625 acres	
19.	Statutory approvals either applied for or obtained prior to registration				
	S.No	Particulars	Date of approval		Validity up to
	i)	License Approval	47 of 2022 dated 18.04.2022		17.04.2027
	ii)	Zoning Plan Approval	Drg No. DTCP-8267 dated 20.04.2022		N/A
	iii)	Building plan Approval	ZP-1805/PA(DK)/2023/31351 dated 20.09.2023		19.09.2028
	iv)	Environmental Clearance	SEIAA/HR/2022/270 dated 09.02.2023		08.02.2033
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/145/565-568 dated 15.03.2022		14.03.2030
	vi)	Fire scheme approval	FS/2024/43 dated 10.01.2024		



	vii) Service plan and estimate approval	LC-6433/JE(SK)/2023/43553 dated 27.12.2023
20.	Fee details	
	Registration fee	28,062.375 sqm * 1.75 * 20 = Rs 9,82,183/-
	Processing fee	28,062.375 sqm * 10 = Rs 2,80,624/-
	Late fee	N/A
	Total	Rs 12,62,807/-
21.	DD/RTGS amount	Rs 12,63,000/-
	DD/RTGS no. and date	007418 dated 02.09.2024
	Name of the bank issuing	The Karnataka Bank Ltd.
	Deficient amount	NIL
22.	File Status	Date
	File received on	24.09.2024
	First notice Sent on	10.10.2024
	First hearing on	21.10.2024
	Second hearing on	28.10.2024
23.	<b>Case History:-</b> <p>The promoter M/s Peerage Buildwell Pvt. Ltd. who is a collaborator had applied for the registration of real estate commercial project namely "Vista Avenue" located at Sector-89, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 79504 dated 24.09.2024 and RPIN-801. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1394-2023. The project area for registration is same as that of the licensed area i.e., 3.9625 acres. License no - 47 of 2022 dated 18.04.2022 valid upto 17.04.2027.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/801 dated 10.10.2024 was issued to the promoter with an opportunity of being heard on 21.10.2024.</p> <p><b>On 21.10.2024</b>, the matter was adjourned and fixed for 28.10.2024.</p> <p>The promoter has submitted a reply on 22.10.2024 which was scrutinized and the status of documents is mentioned below.</p>	
24.	Present compliance status as on 28.10.2024 of the deficiencies conveyed vide notice dated 10.10.2024.	<ol style="list-style-type: none"> <li>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: Not Submitted.</li> <li>Online DPI needs to be corrected. Status: Submitted but needs to be revised.</li> <li>Layout plan superimposed on the demarcation plan needs to be submitted.</li> </ol>



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	<p><b>Status: Submitted.</b></p> <p>4. Khasra no's in the Mutation and Jamabandi certified on the latest date not more than six months prior from the date of application are not matching which needs to be clarified.</p> <p><b>Status: Submitted.</b></p> <p>5. Mining permission has been expired. The same needs to be clarified.</p> <p><b>Status: The promoter has stated that the excavation work started from 01.01.2024 and was completed within the time limit therefore, extension of mining permission not required.</b></p> <p>6. Draft Brochure/advertisement document needs to be revised.</p> <p><b>Status: Submitted but needs to be revised.</b></p> <p>7. Land cost needs to be clarified according to area apply for registration.</p> <p><b>Status: Submitted.</b></p> <p>8. Bank undertaking needs to be submitted along with employee code and name of authorized signatory.</p> <p><b>Status: Submitted.</b></p> <p>9. Cash flow statement needs to be submitted.</p> <p><b>Status: Submitted but needs to be revised.</b></p> <p>10. Quarterly statement of expenditure and sources needs to be submitted.</p> <p><b>Status: Submitted but needs to be revised.</b></p> <p>11. CA certificate for net worth needs to be submitted.</p> <p><b>Status: Submitted.</b></p> <p>12. Others in financial resources needs to be submitted.</p> <p><b>Status: Submitted.</b></p> <p>13. Loan sanction and repayment schedule needs to be submitted.</p> <p><b>Status: The promoter has stated that no loan has been taken from financial institution/ bank. Hence, Loan sanction and repayment schedule is not required.</b></p>
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<b>Remarks</b>	<ol style="list-style-type: none"><li>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.</li><li>2. Online DPI needs to be corrected.</li><li>3. Draft Brochure/advertisement document needs to be revised.</li><li>4. Cash flow statement needs to be revised.</li><li>5. Quarterly statement of expenditure and sources needs to be revised.</li></ol>
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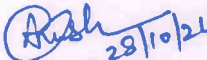
**Recommendations:**

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the A- H form, DPI, Draft Brochure, Cash Flow and Quarterly statement of expenditure and sources.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

  
(Asha) 28/10/24

Chartered Accountant

  
(Ashish Kush) 28/10/24

Planning Executive

<b>Day and Date of hearing</b>	Monday and 28.10.2024
<b>Proceeding recorded by</b>	Ram Niwas

**PROCEEDINGS OF THE DAY**

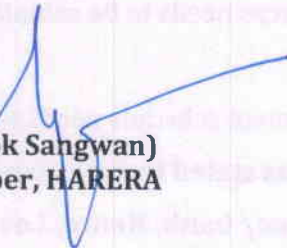
Proceedings dated: 28.10.2024

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.


Sh. Vijay Kumar Sharma (Company Secretary) and Sh. Abhishek Gupta (AR) are present on behalf of the promoter.

Approved as proposed subject to rectification of above deficiencies and corrected A to H form and DPI.

The RC shall be issued after compliance of the above deficiencies.

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

  
(Arun Kumar)  
Chairman, HARERA