



Hearing brief for registration of Project u/s 4

| S.No. | Particulars | Details | | |
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| 1. | Name of the project | Windchants Phase C | | |
| 2. | Name of the promoter | M/s Experion Developers Pvt. Ltd. | | |
| 3. | Nature of the project | Group Housing Colony | | |
| 4. | Location of the project | Sector-112, Gurugram | | |
| 5. | Legal capacity to act as a promoter | Collaborator | | |
| 6. | Name of the license holder | M/s Jovial Buildtech Pvt. Ltd., M/s Gold Developers Pvt. Ltd. (Now Known as M/s | | |
| 7. | Status of project | New | | |
| 8. | Whether registration applied for whole Phase | Phase C | | |
| 9. | Online application ID | RERA-GRG-1730-2024 | | |
| 10. | License no. | 21 of 2008 dated 08.02.2008 28 of 2012 dated 07.04.2012 99 of 2019 dated 04.09.2019 | valid up to 07.02.2010 (Expired) valid up to 06.04.2016 (Expired) valid up to 03.09.2029 | |
| 11. | Total licensed area | 24.6275 acres | Area to be registered | 1.1965 acres |
| 12. | Projected completion date | OC - 31.03.2030 CC - 30.12.2030 | | |
| 13. | QPR Compliances (if applicable) | N/A | | |
| 14. | 4(2)(I)(D) Compliances (if applicable) | N/A | | |
| 15. | 4(2)(I)(C) Compliances (if applicable) | N/A | | |
| 16. | Status of change of bank account | N/A | | |
| 17. | Details of proceedings pending against the project | N/A | | |
| 18. | RC Conditions Compliances (if applicable) | N/A | | |
| 19. | Statutory approvals either applied for or obtained prior to registration | | | |
| | S.No | Particulars | Date of approval | Validity upto |
| | i. | License Approval | 21 of 2008 dated 08.02.2008 28 of 2012 dated 07.04.2012 99 of 2019 dated 04.09.2019 | valid up to 07.02.2010 (Expired) valid up to 06.04.2016 (Expired) valid up to 03.09.2029 - Additional license for an area measuring 1.1965 acres |
| | ii. | Zoning Plan Approval | Drg No. DG, TCP 3128 | 10.04.2012 |
| | iii. | Revised Zoning Plan Approval | Drg. No. DTCP 10201 | 30.04.2024 |



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| iv. | Additional Building plan approval (Phase- C for an area measuring 1.1965) | Memo no. ZP-595-IV/JD(RD)/2024/25532 dated 09.08.2024 | 08.08.2029 |
| v. | Revised Building plan Approval | DRG No.- DGTCP 9794 dated 09.11.2023 | 08.11.2028 |
| vi. | Environmental Clearance | Applied on 17.07.2024 | |
| vii. | Airport height clearance | AAI/RHQ/NR/ATM/NOC/2019 /379/1886-1889 dated 27.11.2019 | 26.11.2027 |
| viii. | Fire scheme approval | Applied on 16.08.2024 | |
| ix. | Service plan and estimate approval | Applied on 17.07.2024 | |
| 20. | Fee Details Note: As the promoter applied for the additional licensed area having license no. 99 of 2019 dated 04.09.2019 valid upto 03.09.2029 and the building plans were approved on 09.08.2024 valid upto 08.08.2029. In the building plan which were earlier approved the current applied area is shown as future development. Hence, no late fee will be charged. | | |
| | Registration Fee | Residential: 16513.864 x 3.432 x 10 = Rs 5,66,756/- Commercial: 103.347 x 3.432 x 20 = Rs 7,094/- | |
| | Processing Fee | 16617.211 x 10= Rs 1,66,172/- | |
| | Late Fee | Not applicable as additional building plans were approved on 09.08.2024. whereas, in earlier approved revised plans the additional area was shown as future development. | |
| | Total Fee | Rs 7,40,022/- | |
| 21. | DD Details | | |
| 22. | DD amount | Rs 7,40,500/- | |
| | DD no. and date | 050174 dated 19.09.2024 | |
| | Name of the bank issuing | Axis bank | |
| | Deficient amount | No deficit fee | |
| 23. | File Status | Date | |
| | File received on | 03.09.2024 | |
| | First notice Sent on | 20.09.2024 | |
| | First hearing on | 30.09.2024 | |
| 24. | Case History: The Promoter M/s Experion Developers Pvt. Ltd. who is a collaborator applied for the registration of real estate group housing colony namely "Windchants Phase C" located at Sector- 112, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 78329 dated 03.09.2024 and RPIN-790. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-1730-2024. The project area for registration is 1.1965 acres but the licensed area i.e., 24.6275 acres granted under | | |

License no - 21 of 2008 dated 08.02.2008 valid upto 07.02.2010, 28 of 2012 dated 07.04.2012 valid upto 06.04.2016 & 99 of 2019 dated 04.09.2019 valid upto 03.09.2024 (Additional license).

The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/790 dated 03.09.2024 was issued to the promoter with an opportunity of being heard on 30.09.2024.

Phasing details: DTCP granted phasing as per revised approved plans wherein the registration was granted for an area admeasuring 13.831 acres, which is as follows:

- 64 of 2017 dated 18.08.2017 for an area admeasuring 2.442 acres.
- 73 of 2017 dated 21.08.2017 for an area admeasuring 11.189 acres.
- 112 of 2017 dated 28.08.2017 for an area admeasuring 0.2 acres. (Lapsed project)

The status of the documents is mentioned below:

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| <p>25. Present compliance status as on 30.09.2024 of deficient documents conveyed vide notice dated 20.09.2024.</p> | <ol style="list-style-type: none"> 1. Online corrections in REP-1 (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Not submitted 2. Corrections in online DPI need to be done. Status: Submitted, but corrections need to be done. 3. Deficit fee of Rs 7,40,022/- needs to be submitted, as the DD amount Rs 7,40,500/- vide DD no. 050143 dated 02.09.2024, was submitted in the authority which was unable to credit in the account due to name mismatch of the authority. Status: Submitted 4. The project pertains to license nos. 21 of 2008, 28 of 2012 & 99 of 2019 and therefore, is an ongoing project. You are, therefore, required to explain why the registration of the project has not been obtained till date for entire area i.e. 24.6275 acres as of now the total area registered in the authority is equal to 13.831 acres, with an application for registration of additional area measuring 1.1965 acres. Whereas, the OC were issued dated 06.12.2017, 23.07.2018, 24.12.2018, 09.03.2022 & 29.08.2022 respectively. You are further required to provide the details of sold and unsold inventory along with the status of development - works on site. Status: Licenses No. 21 of 2008 (dated 08/02/2008) and No. 28 of 2012 (dated 07/04/2012), issued by DTCP, have been granted for a Group Housing Colony on 23.431 acres in Village Chuma, Sector-112, Gurugram. Approval for building plans was obtained on 07/06/2012, and major construction was completed by 2017, with the Occupancy Certificate for Phase 1 applied for on 24.04.2017. Following the RERA Act in 2017, the promoter applied for RERA registration in phases, and Phase 1 (9.6 acres) was later withdrawn from registration as the phases were already registered in the Panchkula, Authority (as per order dated 10.11.2017). Now, the |
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| | | <p>32. Quarterly net cash flow statement, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. Status: Submitted</p> <p>33. Independent Auditors Report along with financial statement for the financial year 2022-23 needs to be resubmit as it is not readable. Status: Submitted</p> |
| 26. | Remarks | <p>1. Online corrections in REP-1 (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size.</p> <p>2. Corrections in online DPI need to be done.</p> <p>3. The project pertains to license nos. 21 of 2008, 28 of 2012 & 99 of 2019 and therefore, is an ongoing project. You are, therefore, required to explain why the registration of the project has not been obtained till date for entire area i.e. 24.6275 acres as of now the total area registered in the authority is equal to 13.831 acres, with an application for registration of additional area measuring 1.1965 acres. Whereas, the OC were issued dated 06.12.2017, 23.07.2018, 24.12.2018, 09.03.2022 & 29.08.2022 respectively. You are further required to provide the details of sold and unsold inventory along with the status of development works on site. Status: Licenses No. 21 of 2008 (dated 08/02/2008) and No. 28 of 2012 (dated 07/04/2012), issued by DTCP, have been granted for a Group Housing Colony on 23.431 acres in Village Chuma, Sector-112, Gurugram. Approval for building plans was obtained on 07/06/2012, and major construction was completed by 2017, with the Occupancy Certificate for Phase 1 applied for on 24.04.2017. Following the RERA Act in 2017, the promoter applied for RERA registration in phases, and Phase 1 (9.6 acres) was later withdrawn from registration as the phases were already registered in the Panchkula, Authority (as per order dated 10.11.2017). Now, the promoter has received License No. 99 of 2019 for an additional 1.1965 acres but delayed the project due to market conditions and the COVID-19 pandemic. Phasing approval was granted in 2023, and building plans were approved on 09/08/2024. Construction is planned to begin soon. Since no development occurred before 2024, Section 3(1) of the RERA Act does not apply. The project will include 60 residential units and 5 shops.</p> <p>4. Renewal of licenses needs to be submitted. Status: license no. 99 of 2019 dated 04.09.2019 is renewed till 03.09.2029 and submitted. Whereas other 2 licenses need to be renewed and copy of the same needs to be submitted.</p> <p>5. Approved service plan and estimates needs to be submitted.</p> |



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| | <p>Status: Applied on 17.07.2024</p> <p>6. Environment Clearance needs to be submitted. Status: Applied on 17.07.2024, undertaking submitted stating that the EC will be provided withing 3 months from issuance of RC.</p> <p>7. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 16.08.2024, undertaking submitted stating that the approved fire scheme approval will be provided withing 3 months from issuance of RC.</p> <p>8. Draft application form, allotment letter, conveyance deed, BBA & Payment Receipt need to be submitted.</p> <p>9. Mining permission needs to be submitted. Status: Undertaking submitted stating that the mining permission will be provided before start of construction.</p> <p>10. Bank Undertaking and Project report needs to be submitted.</p> <p>11. CA Certificate for net worth of promoter on latest date, CA Certificate for non-default in statutory liabilities and CA Certificate for REP-1 needs to be submitted.</p> |
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Ashish Dubey

Ashish Dubey
Chartered Accountant

Deepika

Deepika
Planning Executive

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| Day and Date of hearing | Monday and 30.09.2024. |
| Proceeding recorded by | Ram Niwas |

PROCEEDINGS OF THE DAY

Proceedings dated: 30.09.2024.

Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Suneet Puri (AR) and Sh. Ajay Kumar (AR) are present on behalf of the promoter. The AR states that the phasing has been approved by DTCP, and the instant application for phase-C only, with no changes in respect of earlier phases have been made. The OC in respect of phase-I was applied prior to commencement of the Act and Rules, 2016 and as per orders of the PS TCP -cum-Chairman Interim RERA, the registration of this part was not required and for remaining phase the registration was obtained and project was handed over to their RWA after obtaining OC and the issue of obtaining extension of this part and levy of late fee by the Authority, an appeal has been filed and pending before Hon'ble HREAT.

Approved in principle subject to verification of the above details by the office.

The matter to come up on 14.10.2024.

On leave
(Ashok Sangwan)
Member, HARERA

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

Arun Kumar

(Arun Kumar)
Chairman, HARERA

