

**Project hearing brief u/s 4**

S.No	Particulars	Details	
1.	Name of the project	Buzz 114	
2.	Name of the promoter	M/s Ojos Developers Pvt. Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 114, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	Sh. Uday C Soni S/o Sh. RC Soni & Sh. Anup Soni S/o Sh. Uday C Soni	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	30.09.2028	
10.	Online application ID	RERA-GRG-1677-2024	
11.	License no.	65 of 2024 dated 18.06.2024	Valid up to 17.06.2029
12.	Total licensed area	5.1375 acres	Area to be registered 5.1375 acres
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Validity up to
	i)	License Approval	17.06.2029
	ii)	Zoning Plan Approval	N/A
	iii)	Layout plan Approval	N/A
	iv)	Environmental Clearance	N/A
	v)	Architectural Control Sheet	DGTCP 10283 dated 18.06.2024
	vi)	Service plan and estimate approval	ZP-1997/JD(RD)/2024/24027 dated 30.07.2024
			Applied on 26.06.2024
14.	Fee details		
	Registration fee	31186.035 * 1.5 * 20 = Rs. 9,35,581/-	



	<b>Processing fee</b>	31186.035 * 10 = Rs. 3,11,860/-
	<b>Late fee</b>	N/A
	<b>Total</b>	Rs. 12,47,441/-
15.	<b>DD amount</b>	Rs. 12,47,500/-
	<b>DD no. &amp; date</b>	001100 dated 26.06.2024
	<b>Name of the bank issuing</b>	HDFC Bank
	<b>Deficient amount</b>	-
16.	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	04.07.2024
	<b>First notice Sent on</b>	26.07.2024
	<b>First hearing on</b>	05.08.2024
	<b>Second hearing on</b>	23.08.2024
17.	<b>Case History: -</b>	<p>The promoter M/s Ojos Developers Pvt. Ltd. who is a Collaborator had applied for the registration of real estate project namely "Buzz 114" located at Sector-114, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 74689 dated 04.07.2024 and RPIN-770. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1677-2024. The project area for registration is 5.1375 acres same as that of licensed area granted under License no - 65 of 2024 dated 18.06.2024 which is valid upto 17.06.2029.</p> <p><b>While scrutiny of the application, it is noticed that earlier license no. 78 of 2013 dated 27.08.2013 was issued by DTCP, Haryana granted to M/s Raheja Developers Ltd. in collaboration with individual landowners for developing "Commercial colony" over an area measuring 5.1375 acres has been migrated to license no. 65 of 2024 dated 18.06.2024 for developing "Commercial Plotted colony" in sector 114, Gurugram.</b></p> <p><b>The promoter vide application dated 15.07.2024 has requested the authority to change the name of the project from "Buzz 114" to "Reach Buzz 114".</b></p> <p>On 29.07.2024, The matter is adjourned and to come up on 05.08.2024.</p> <p>Representation regarding migration of license submitted on 30.07.2024, the promoter stated that previously M/s Raheja Developers Ltd. in collaboration with individual landowners had received the license no. 78 of 2013 dated 27.08.2013 for development of Integrated Commercial colony, the entire development was not conceptualized by M/s Raheja Developers Ltd., neither any approval for layout/demarcation plan was applied nor any development/construction being undertaken on the licensed land. Further, the promoter also stated that no third-party rights are created on the licensed land till date.</p>

The promoter has also submitted the affidavit stating that the said project has not been advertised, marketed, booked, or sold or offered for sale, and no person was invited to purchase in any manner any unit/plot/office space in the project land falling under license no. 78 of 2013 or 65 of 2024, or part of it in any planning area.

Proceedings dated: 23.08.2024.

Ms. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Vivek Lohani (AR) and Sh. Abhinav Sharma (AR) are present on behalf of the promoter. The AR of the promoter seeks one week time as the concerned technical person is not available. A public notice of 15 days be published in two reputed newspapers of 1 English and 1 Hindi as the project has been migrated from license no. 78 of 2013 dated 27.08.2013 to license no. 65 of 2024 dated 18.06.2024. The applicant promoter shall submit an affidavit of the director supported by the resolution of the Board regarding status of 3<sup>rd</sup> party rights and non-encumbrances. The landowners to be present during the next hearing.

The Matter to come up on 23.08.2024.

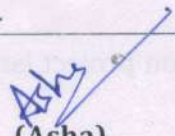

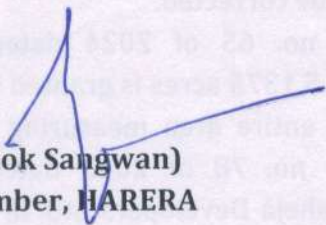

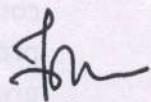
**The status of the documents is mentioned below:**

<p>18.</p>	<p><b>Deficiencies as observed in the scrutiny</b></p>	<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. <b>Status: Submitted but needs to be revised.</b></li> <li>2 DPI needs to be corrected. <b>Status: Submitted but needs to be revised.</b></li> <li>3 The license no. 65 of 2024 dated 18.06.2024 admeasuring 5.1375 acres is granted by DTCP after migration of entire area measuring 5.1375 acres from license no. 78 of 2013 dated 27.08.2013 granted to Raheja Developers Ltd. in collaboration with individual landowners for developing commercial colony. You are, therefore, required to provide the status as to why the registration of the project pertaining to license no. 78 of 2013 dated 27.08.2013 has not been obtained till date. You are further required to provide the details of sold and unsold inventory along with the status of development works on site. <b>Status: Representation regarding the migrated license along with affidavit for no sale has been submitted by the Promoter. Public Notice has been submitted by the promoter in The Tribune(English), The Hindu(English) and Dainik Jagran(Hindi) dated 06.08.2024. No objections received till yet.</b></li> </ol>
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19.	Remarks	<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 The license no. 65 of 2024 dated 18.06.2024 admeasuring 5.1375 acres is granted by DTCP after migration of entire area measuring 5.1375 acres from license no. 78 of 2013 dated 27.08.2013 granted to Raheja Developers Ltd. in collaboration with individual landowners for developing commercial colony. You are, therefore, required to provide the status as to why the registration of the project pertaining to license no. 78 of 2013 dated 27.08.2013 has not been obtained till date. You are further required to provide the details of sold and unsold inventory along with the status of development works on site.</p> <p>Status: Representation regarding the migrated license along with affidavit for no sale has been submitted by the Promoter. Public Notice has been submitted by the promoter in The Tribune (English), The Hindu (English) and Dainik Jagran (Hindi) dated 06.08.2024. No objections received till yet.</p>

	4	Approved Service Plan and Estimates needs to be submitted.
<p><b>Recommendation:</b> 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. 19. It is recommended that the Authority may grant registration subject to the removal of above-mentioned deficiencies.</p>		
 <b>(Asha)</b> <b>Chartered Accountant</b>		 <b>(Nikita Mittal)</b> <b>Planning Executive</b>
<b>Day and Date of hearing</b>		Friday and 23.08.2024
<b>Proceeding recorded by</b>		Sh. Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>		
<p>Proceedings dated: 23.08.2024.  Ms. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.  Sh. Deepak Sethi (AR) and Sh. Puneet Jain (AR) are present on behalf of the promoter.  Approved in principle subject to confirmation that after obtaining license No. 78 of 2013 by M/s Raheja Developers Ltd. no approvals were obtained to enable exemption from levy of late fees. Further, three days' time is given to M/s Edelweiss to confirm if any lien in respect of above land has been created or not. Office to issue a letter to DTCP to provide the status of Building Plans approval of license no. 78 of 2013 granted to M/s Raheja Developers Ltd.</p>		
 <b>(Ashok Sangwan)</b> <b>Member, HARERA</b>		 <b>(Vijay Kumar Goyal)</b> <b>Member, HARERA</b>
 <b>(Arun Kumar)</b> <b>Chairman, HARERA</b>		