

## HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM हरियाणा भूगुरुग्राम प्राधिकरण विनियामक संपदा-

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

Gateway Plaza 95

M/s Solutrean Building Technologies Pvt. Ltd.

S.No	Partic	ulars	prief for project registration u/s 4 Details			
1.	Name	of the project	Gateway Plaza 95			
2.	Name of the promoter		M/s Solutrean Building Technologies Pvt. Ltd.			
3.	Nature of the project		Distinct Commercial Component in DDJAY			
4.	Locati	on of the project	Sector-95, Gurugram			
5.	Legal promo	capacity to act as a oter	License holder			
6. 7. 8.	Name of license holder		M/s Solutrean Building Technologies Pvt. Ltd.			
	Status of project		New			
	Whether registration applied for whole/phase		Whole			
9.	Completion date as mentioned in REP-II		09.09.2027			
10.	Online application ID		RERA-GRG-PROJ-1718-2024			
11.	QPR C	ompliances	N/A			
12.	4(2)(l)(D) Compliances		N/A			
13.	4(2)(l)(C) Compliances Status of change of bank account		N/A			
14.			N/A			
15.	Details of proceedings pending against the project		No according to performe the vice because			
16.	RC Conditions Compliances		N/A			
17.	License no.		17 of 2022 dated 09.03.2022 valid upto 08.03.2027			
18.	Total licensed area		6.50625 acres	Area to be registered	0.26020 acres	
19.	Statutory approvals either ap		oplied for or obtained prior to registration			
	S. No.	Particulars	Date of approval		Validity up to	
	i)	License Approval	17 of 2022 dated 09.03.2022		valid upto 08.03.2027	
	ii) Zoning Plan Approval		DTCP 8842 dated 13.12.2022		uni an mannanai Unitan di patriani	



	iii)	Building plan Approval	2204 dated 18.04.2024	17.04.2026	
	iv)	Environmental Clearance	N/A		
	v)	Fire Scheme approval	FS/2024/1398 dated 28.10.2024		
-	vi)	Service plan and estimate approval	LC-4584-JE(DS)-2022/21406 dated 0	5.05.2023	
20.	Fee details			DID ID REDERE	
	Registration fee		1579.50*1.50*20=₹47,385/-		
	Processing fee		1579.50*10=₹15,795/-		
	Late fee		N/A		
	Total		₹63,180/-		
21.	DD amount		₹83,000/-		
	DD no. and date		046047 dated 07.09.2024		
	Name of the bank issuing		Axis Bank		
	Deficient amount		Nil (₹19,820/-) Paid excess		
22.	File Status		Date		
	File received on		09.09.2024		
	First notice Sent on		04.10.2024		
	First hearing on		07.10.2024		
	First reply submitted on		10.10.2024		
	Second hearing on		14.10.2024		
	Second reply submitted on		29.10.2024		
23.	The Promoter M/s Solutrean Building Technologies Pvt. Ltd. who is license holder applied for the registration of real estate commercial colony (Distinct Commercial Component of DDJAY Plotted Colony) namely "Gateway Plaza 95" located at Sector-95, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no.78583 dated 09.09.2024 and RPIN-795. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1718-2024 The project area for registration is 0.26020 acres commercial part of that of the licensed area i.e. 6.50625 acres vide License no –17 of 2022 dated 09.03.2022 valid up to 08.03.2027. (For DDJAY Plotted Colony). On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/795 dated 04.10.2024. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 07.10.2024.				
	Proceedings dated 07.10.2024				
	The matter is adjourned to 14.10.2024.				



	Proceedings dated 14.10.2024				
particul no:10	The matter is adjourned to 04.11.2024.				
24.	Present compliance status as on 04.11.2024 of	1.	The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).		
MG ba	the deficiencies conveyed notice dated 04.10.2024	2.	<b>Status:- Not done</b> Corrections in detailed project information needs to be done.		
NOM dr	an na sea sua da comunita da antenio da activitado en esta entra la parte de la sua da comunitado en esta da parte de la sua da comunitado en esta da parte de la sua da comunitado en esta da parte da comunitado en esta da parte de la sua da comunitado en esta da parte da comunitado en esta da parte da comunitado en esta da parte da comunitado en esta da parte da comunitado en esta da comunitado en esta da parte da comunitado en esta da comunitado ente da comunitado ente da comunitado ente da comunitado ente da comunitado ente da comunitado ente da comunitado ente da	3.	Status:-Not done Copy of information to revenue department regarding entry of license in the revenue record needs to be submitted. Status:-Submitted		
abien 1	A sinchiter and the factoria	4.	Land title search report needs to be submitted on latest date. Status:-Submitted		
22500 1 10 1575	na definite a construction de la data a seconda de la data de la data de la data de la data da data da data da	5.	Copy of approved fire scheme approval need to be submitted. Status:- Submitted		
Sevi Ris	al approximate as a second as a da		Forest NOC need to be submitted. Status:- Submitted		
nter for	nimer Alfrida en en ser el arte	7.	Approval NOCs from the various agencies for connecting		
to) her	ara' por arrea 100 pai 1.01. Se alterrate	8.			
iofianio nicola	afto Rosalitta, Abrilain ad abalan Sathron ad or annan martas	9.			
ad ar or a DYDe i	na sudin sin vina sudina s Sudina sudina	10.	PERT Chart needs to be submitted. Status:- Submitted		
	and a constant of the second sec	SS it.	Project report need to be revised. Status:- Submitted		
Logii	na particular de la composition de la c Referencia de la composition de la compo Referencia de la composition de la comp	12.	Draft copy of advertisement for the project needs to be submitted. Status:- Submitted		
uð en la	e datifica an anti-cheriche an berdese an an an terrent (A-1)	13.	The Legal documents i.e., BBA, allotment letter and conveyance deed related to allottees is not in the proper format The same needs to be provided		
		14.	format. The same needs to be provided. <b>Status:- Submitted</b> Application form need to be submitted.		
neda. Kator	สารสาราวสถาย กับอาการสารกร เสรี และกลับการกระบบการสารกระบบคล	15.	<b>Status:- Submitted</b> Payment receipt need to be submitted.		
		16.	Status:- Submitted Payment plan needs to be submitted.		



	Status:- Submitted
	17. REP-II needs to be revised.
	Status:- Submitted
	18. Cost of land amounts to Rs 168.51 lakhs needs to be clarified
	according to area i.e. 0.2602 acres applied for registration.
	Status:- Submitted
a line of sense and a rise scale	19. Details need to be submitted for financial resources
the fillent has with the scient	mentioned in DPI amounts to Rs 1241.79 lakhs from others
	and Rs 342.23 lakhs from equity by the promoter.
A state indictional the site	Status: - Loan sanction agreement submitted, and DPI
	needs to be revised.
	20. As per Form CHG-1, project land is encumbered to Aditya
	Birla Finance Ltd. Loan sanction agreement along with NOC
	from lender needs to be submitted.
	Status:- Submitted
	21. KYC documents of CA, Architect and MEP Consultant needs
	to be submitted.
	Status:- Submitted
a sussa sakannas a parti sur	에는 그는 것 가까 전화가 있는 것 것 같아요. 이렇게 집에 집에 가지 않는 것 같아. 그는 것 같아. 그는 것 같아. 그는 것 것 같아. 이렇게 있는 것 같아. 이렇게 잘 하지 않는 것 같아. 이렇게 많이 많이 많이 없는 것 같아. 이렇게 많이 많이 많이 없는 것 같아. 이렇게 많이 많이 없는 것 같아. 이렇게 있는 것 같아. 이렇게 있는 것 같아. 이렇게 많이 없는 것 같아. 이렇게 있는 것 같아. 이렇게 집에 있는 것 같아. 이렇게 있는 것 같아. 이렇게 집에 있는 것 같아. 이렇게 있는 것 같아. 이렇게 집에 있는 것 같아. 이 집에 있는 것 같아. 이렇게 집에 있는 것 같아. 이 집에 있는 것 같아. 이렇게 집에 있는 것 같아. 이 집에
, 영영 전 : 김 : 김 : 김 : 김 : 김 : 김 : 김 : 김 : 김 :	22. CA Certificate for non-default in statutory liabilities needs
	to be revised. CA Certificate for net worth of promoter on
이 없이는 행동을 가지 못하는 것이 많을 수 없다.	latest date needs to be submitted as previously dated was
	31.03.2023.
and the second sec	Status:- Submitted
Relation relation and the names of	23. Clarification needs to be submitted, CA certificate for
A spectra in the second second second	expenditure incurred and to be incurred is not match with
	DPI.
	Status:- Submitted
on bedinediz on all the mean	24. Challan and Schedule of payment of IDC and EDC paid for
	the project needs to be submitted.
nemeri S. def. 1884 - entre a nora a ser	Status:- Submitted
	25. Bank Undertaking needs to be revised. Affidavit of promoter
	for operating bank account needs to be revised. Board
A State of the second second	resolution needs to be submitted for specifying same to be
	70% collection account as per RERA rules along with KYC of
한 전 전 전 전 전 전 전 전 전 전 전 전 전 전 전	authorized person to operate bank accounts.
	Status:-Not submitted
top allosa fosfinite sint to a solution	26. Quarterly net cash flow, quarterly estimated expenditure
	and quarterly fund flow statement needs to be submitted.
	Status:-Submitted
A LA LA BAR AND HERE AND	1. The annexures in the online are not uploaded as well as the
the standard in as the standard	그는 그는 것이 다 가장 집안에 가장 가장 것이 같이 같이 있는 것이 것이 가장에서 있는 것이 있는 것이 가지 않는 것이 다. 것이 아들 것이 같은 것은 것이 것이 없는 것이 같이 없는 것이 없 않는 것이 없는 것이 않는 것이 없는 것이 없 않는 것이 없는 것이 없 않이 않는 것이 없는 것이 않는 것이 않는 것이 않는 것이 없는 것이 않는 것이 없는 것이 같이 않는 것이 않는 것이 않는 것이 같이 않는 것이 않 않 것이 같이 것이 않는 것이 않이
A CONTRACTOR AND A CONTRACT OF A CONTRACT	correction needs to be done in the online (A-H).
Demostra	2. Corrections in detailed project information needs to be
Remarks	done.
	3. Bank Undertaking needs to be revised. Affidavit of promoter
The Brite Hard & How we have	for operating bank account needs to be revised. Board
	resolution needs to be submitted for specifying same to be



70% collection account as per RERA rules along with KYC of authorized person to operate bank accounts.

**Recommendation:** - 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 has been submitted and found to be in order except the online REP-I (A to H) form, DPI, Bank undertaking, Board resolution and affidavit.

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

(Ashish Dubey) Chartered Accountant Day and Date of hearing Proceeding recorded by (Prachi Singh) Planning Executive Monday and 04.11.2024

Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

Sh. Rishi Gujral (Legal Head) is present on behalf of the promoter. The AR states that CC in respect of the plotted colony has been applied and shall be obtained within the validity period of registration. The revised bank undertaking submitted during the hearing.

**PROCEEDINGS OF THE DAY** 

**Ram Niwas** 

Approved as proposed subject to corrections in form A to H, DPI and other documents.

(Ashok Sangwan) Member, HARERA

(Vijay Kumar Goyal) Member, HARERA

(Arun Kumar) Chairman, HARERA

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