



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

S.No	Particulars	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.	Location of the project	Sector-95, Gurugram	
5.	Legal capacity to act as a promoter	License holder	
6.	Name of license holder	M/s Solutrean Building Technologies Pvt. Ltd.	
7.	Status of project	New	
8.	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 Compliances	N/A	
12.	4(2)(I)(D) Compliances	N/A	
13.	4(2)(I)(C) Compliances	N/A	
14.	Status of change of bank account	N/A	
15.	Details of proceedings pending against the project	No	
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 applied 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



	iii)	<b>Building plan Approval</b>	2204 dated 18.04.2024	17.04.2026
	iv)	<b>Environmental Clearance</b>	N/A	
	v)	<b>Fire Scheme approval</b>	FS/2024/1398 dated 28.10.2024	
	vi)	<b>Service plan and estimate approval</b>	LC-4584-JE(DS)-2022/21406 dated 05.05.2023	
20.	<b>Fee details</b>			
		<b>Registration fee</b>	1579.50*1.50*20=₹47,385/-	
		<b>Processing fee</b>	1579.50*10=₹15,795/-	
		<b>Late fee</b>	N/A	
		<b>Total</b>	₹63,180/-	
21.	<b>DD amount</b>			
		<b>DD no. and date</b>	046047 dated 07.09.2024	
		<b>Name of the bank issuing</b>	Axis Bank	
		<b>Deficient amount</b>	Nil (₹19,820/-) Paid excess	
22.	<b>File Status</b>			
		<b>File received on</b>	09.09.2024	
		<b>First notice Sent on</b>	04.10.2024	
		<b>First hearing on</b>	07.10.2024	
		<b>First reply submitted on</b>	10.10.2024	
		<b>Second hearing on</b>	14.10.2024	
		<b>Second reply submitted on</b>	29.10.2024	
23.	<b>Case History: -</b>			
	<p>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).</p> <p>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.</p> <p><b>Proceedings dated 07.10.2024</b></p> <p>The matter is adjourned to 14.10.2024.</p>			



HARERA

GURUGRAM

Gateway Plaza 95

M/s Solutrean Building Technologies Pvt. Ltd.

	<p><b>Proceedings dated 14.10.2024</b></p> <p>The matter is adjourned to 04.11.2024.</p>	
<p><b>24.</b></p>	<p><b>Present compliance status as on 04.11.2024 of the deficiencies conveyed notice dated 04.10.2024</b></p>	<ol style="list-style-type: none"><li>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). <b>Status:- Not done</b></li><li>2. Corrections in detailed project information needs to be done. <b>Status:-Not done</b></li><li>3. Copy of information to revenue department regarding entry of license in the revenue record needs to be submitted. <b>Status:-Submitted</b></li><li>4. Land title search report needs to be submitted on latest date. <b>Status:-Submitted</b></li><li>5. Copy of approved fire scheme approval need to be submitted. <b>Status:- Submitted</b></li><li>6. Forest NOC need to be submitted. <b>Status:- Submitted</b></li><li>7. Approval NOCs from the various agencies for connecting external services like water, HUDA water construction, sewerage, storm drainage assurance letter needs to be submitted. <b>Status:- Submitted</b></li><li>8. Copy of mining permission need to be submitted. <b>Status:- Submitted</b></li><li>9. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted. <b>Status:- Submitted</b></li><li>10. PERT Chart needs to be submitted. <b>Status:- Submitted</b></li><li>11. Project report need to be revised. <b>Status:- Submitted</b></li><li>12. Draft copy of advertisement for the project needs to be submitted. <b>Status:- Submitted</b></li><li>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. <b>Status:- Submitted</b></li><li>14. Application form need to be submitted. <b>Status:- Submitted</b></li><li>15. Payment receipt need to be submitted. <b>Status:- Submitted</b></li><li>16. Payment plan needs to be submitted.</li></ol>

**Email :** hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in  
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	<p><b>Status:- Submitted</b></p> <p>17. REP-II needs to be revised.</p> <p><b>Status:- Submitted</b></p> <p>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.</p> <p><b>Status:- Submitted</b></p> <p>19. Details need to be submitted for financial resources mentioned in DPI amounts to Rs 1241.79 lakhs from others and Rs 342.23 lakhs from equity by the promoter.</p> <p><b>Status: - Loan sanction agreement submitted, and DPI needs to be revised.</b></p> <p>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.</p> <p><b>Status:- Submitted</b></p> <p>21. KYC documents of CA, Architect and MEP Consultant needs to be submitted.</p> <p><b>Status:- Submitted</b></p> <p>22. CA Certificate for non-default in statutory liabilities needs to be revised. CA Certificate for net worth of promoter on latest date needs to be submitted as previously dated was 31.03.2023.</p> <p><b>Status:- Submitted</b></p> <p>23. Clarification needs to be submitted, CA certificate for expenditure incurred and to be incurred is not match with DPI.</p> <p><b>Status:- Submitted</b></p> <p>24. Challan and Schedule of payment of IDC and EDC paid for the project needs to be submitted.</p> <p><b>Status:- Submitted</b></p> <p>25. Bank Undertaking needs to be revised. Affidavit of promoter 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.</p> <p><b>Status:-Not submitted</b></p> <p>26. Quarterly net cash flow, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted.</p> <p><b>Status:-Submitted</b></p>
<b>Remarks</b>	<ol style="list-style-type: none"><li>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).</li><li>2. Corrections in detailed project information needs to be done.</li><li>3. Bank Undertaking needs to be revised. Affidavit of promoter for operating bank account needs to be revised. Board resolution needs to be submitted for specifying same to be</li></ol>

		70% collection account as per RERA rules along with KYC of authorized person to operate bank accounts.
<p><b>Recommendation:</b> - 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.</p>		
<p><i>Ashish</i> (Ashish Dubey) Chartered Accountant</p>		<p><i>Prachi</i> (Prachi Singh) Planning Executive</p>
<b>Day and Date of hearing</b>		Monday and 04.11.2024
<b>Proceeding recorded by</b>		Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>		
<p>Ms. Prachi Singh, Planning Executive briefed about the facts of the project.</p> <p>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.</p> <p>Approved as proposed subject to corrections in form A to H, DPI and other <sup>deficit</sup> documents.</p>		
<p><i>on leave</i> (Ashok Sangwan) Member, HARERA</p>		<p><i>V.K.</i> (Vijay Kumar Goyal) Member, HARERA</p>
<p><i>Arun</i> (Arun Kumar) Chairman, HARERA</p>		

