

Hearing brief for registration of Project u/s 4

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S.No.	Particulars	Details		
1.	Name of the project	The Florett Enclave		
2.	Name of the promoter	M/s Corona Realtors Pvt. Ltd.		
3.	Nature of the project	Residential Floors		
4.	Location of the project	Sector 59, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Commander Realtors Pvt. Ltd. Fiverivers Developers Pvt. Ltd. Fiverivers Township Pvt. Ltd. IREO Pvt. Ltd.		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole		
	Phase no.	Not Applicable		
9.	Online application ID	RERA-GRG-1780-2024		
10.	License no.	89 of 2022 dated 07.07.2022		valid up to 06.07.2027
11.	Total licensed area	6.225 Acres	Area to be registered	2.1780 Acres
12.	Projected completion date	OC – Not provided CC – 31.03.2030		
13.	QPR Compliances (if applicable)	For RC no. 103 of 2022 granted for DDJAY Plotted colony: Not submitted for April - June 2024. For RC no. 83 of 2024 granted for S+3: Not applicable as project is registered on 05.08.2024		
14.	4(2)(I)(D) Compliances (if applicable)	For RC no. 103 of 2022 granted for DDJAY Plotted colony: Submitted till FY 2022-23 For RC no. 83 of 2024 granted for S+3: Not applicable as project is registered on 05.08.2024		
15.	4(2)(I)(C) Compliances (if applicable)	For RC no. 103 of 2022 granted for DDJAY Plotted colony: Due date of completion: 31.03.2027 For RC no. 83 of 2024 granted for S+3: Due date of completion: 31.07.2028		
16.	Details of proceedings pending against the project	For RC no. 103 of 2022 granted for DDJAY Plotted colony: No proceedings pending against the project. For RC no. 83 of 2024 granted for S+3: No proceedings pending against the project.		
17.	RC Conditions Compliances (if applicable)	For RC no. 103 of 2022 granted for DDJAY Plotted colony: Service Plans and Estimates: 02.12.2022 (Within time) For RC no. 83 of 2024 granted for Residential Floors: Environmental Clearence within 3 months from the date of grant of registration: 05.11.2024- Not submitted		
18.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i.	License Approval	89 of 2022 dated 07.07.2022	06.07.2027



	ii.	Zoning Plan Approval	Drg. No. DGTCP 8726 dated 09.11.2022	
	iii.	Revised Building plan approval	Approved under self-certification and letter issued by DTCP having diary no. TCP-HOBPAS/4658/2024 dated 28.09.2024 & others	27.09.2026
	iv.	Environmental Clearance	Not Submitted	
	v.	Service plan and estimate approval	LC-4587-JE(DS)- 2022/36182 dated 02.12.2022	
19.	Fee Details			
		Registration Fee	Residential- 8814.06 x 2.64 x 2.64 x 10= Rs. 6,14,305/-	
		Processing Fee	23269.11 x 10 =Rs. 2,32,691/-	
		Late Fee	N/A	
		Total Fee	Rs. 8,46,996/-	
20.	Fee details at the time of registering S+3			
		Registration fee (S+3)	Residential- 17925.852 x 2 x 10= Rs. 3,58,517/-	
		Processing fee (S+3)	17925.852 x 10= Rs. 1,79,259/-	
		Late fee	N/A	
		Total fee (a+b)- (S+3)	Rs. 5,37,776/-	
	Note: It has noted that Plot nos. G1 and G2, which were registered as Independent Residential Floors under RC No. 83 of 2024, are now intended by the promoter to be sold as plots under RC No. 103 of 2022 (initial DDJAY registration). Whereas the processing fee and registration fee for G1 & G2 will be forfeited.			
21.		Registration fee (G1+G2)	294.3 x 2 x 10= Rs. 5,886/-	
		Processing fee (S+3)	17925.852 x 10= Rs. 1,79,259/-	
		Total fee (a+b)	Rs. 1,85,145/-	
22.	DD Details			
		DD amount	Rs. 2,00,000/-	
		DD no. and date	506091 dated 23.10.2024	
		Name of the bank issuing	ICICI Bank	
	DD Details at the time of registering the S+3 floors			
		DD amount	Rs. 4,67,420/- Rs.70,356/-	
		DD no. and date	062716 dated 07.06.2024 505734 dated 28.06.2024	
		Name of the bank issuing	HDFC Bank	
		Total amount paid	Rs. 7,37,776/-	
		Deficient amount	Rs. 2,94,365/-	
23.	File Status			
		File received on	25.10.2024	
		First notice Sent on	21.11.2024	
		1st hearing on	18.11.2024	
		2nd hearing on	02.12.2024	
24.	Case History:			



The Promoter M/s Corona Realtors Pvt. Ltd. who is a collaborator applied for the registration of real estate independent residential floors colony namely "The Florett Enclave" located at Sector- 59, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 81651 dated 25.10.2024 and RPIN-815. The Temp I.D. of REP - I (Part A-H) is RERA - GRG-1780-2024. The project area for registration is 2.178 acres whereas the total licensed area is 6.225 acres granted under License no - 89 of 2022 dated 07.07.2022 valid upto 06.07.2027 after migrated from license no. 107 of 2010 & license no. 63 of 2009 along with fresh applied area measuring 0.00625 acres

The application for registration of independent residential floors was scrutinized and 1st deficiency notice is dispatched on 21.11.2024.

As per the records of the authority the project namely "The Florett Enclave" under residential floors (S+3) over affordable residential plotted colony under DDJAY is already registered with the authority vide registration no. 83 of 2024 over an area admeasuring 2.2147 acres across 68 plots in sector-59, Gurugram.

The DTCP has approved floor plans for S+4 over an area measuring 2.178 acres for 66 plots. It has also been noted that Plot nos. G1 and G2, which were registered as Independent Residential Floors under RC No. 83 of 2024, are now intended by the promoter to be sold as plots under RC No. 103 of 2022 (initial DDJAY registration).

Particulars	Earlier approved S+3	Applied for S+4
Total area of plots on which floors constructed	2.2147	2.1780
Total no. of plots	68	66
Total no. of units	204	264

On 18.11.2024, The matter is adjourned and to come up on 02.12.2024.

On 25.11.2024, promoter submitted the consent stating that 21 flats are sold till date. Therefore the 100% consent from the allottees has been submitted by the authority.

The status of the documents is mentioned below:

25. Present compliance status as on 02.12.2024 of deficient documents conveyed vide notice dated 21.11.2024	- Deficit fee of Rs. 2,94,365/- needs to be paid. Status: Not submitted - Corrections in REP-I (Part A-H) need to be done. Requisite documents need to be provided in PDF format. Status: Corrections not submitted - Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. Status: Corrections not submitted - The building plans have been approved by the Architect under the self-certification provision of Haryana Building Code 2017. Further, DTCP issued the letter for the approval of the same. It is
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	noted that Plot no's G1 and G2, which were registered as Independent Residential Floors under RC No. 83 of 2024, are now intended by the promoter to be sold as plots under RC No. 103 of 2022 (initial DDJAY registration). Hence you are required to provide the current status of the building plan approval for the plot no's G1 and G2. Status: Not submitted 5. The promoter needs to submit the current status of the earlier License No. 107 of 2010 and 63 of 2009, which has been migrated into License No. 89 of 2022 for an area measuring 6.225 acres, issued by the DTCP for the development of Affordable Residential Plotted Colony under DDJAY. Further, you are required to clarify whether the earlier License No. 107 of 2010 and 63 of 2009 is registered with authority. If not registered, the promoter must provide an explanation for the same. Also, you are required to submit details of the sold and unsold inventory, along with the current status of development works on site. Status: Not submitted 6. The construction and sale of the floors on plots frozen in layout plan by DTCP can be considered only after the same are unfreeze by concerned authority. The status of the frozen plots registered vide registration no. 103 of 2022 needs to be clarified. Status: Not submitted 7. As building plans are revised the prior written consent from 100% allottees of the project needs to be submitted. Status: Promoter stated that 21 flats are unsold till date. Hence, the consent of 21 allottees (100% consent) has been submitted in the authority of 25.11.2024. 8. As per the approved layout plan, the residential floors proposed on the plots are frozen by DTCP, Haryana mentioned in the license as per clause no. (y) which states that 50% saleable area earmarked on the approved layout plan and freed as per clause 5(i) of DDJAY policy shall be allowed to sell only after the completion of internal works in the colony. Hence the same needs to be clarified. Status: Not submitted 9. Revenue sharing between the landowners and the developer needs to be clarified. Supporting document for the same needs to be submitted. Status: Not submitted 10. Environmental Clearance needs to be submitted. Status: Not submitted 11. Approval of NOCs from various agencies for connecting external services like road and storm water needs to be submitted. Status: Not submitted 12. Demarcation plan needs to be submitted.
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	Status: Not submitted 13. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Not submitted 14. Land Title Search report needs to be submitted. Status: Not submitted 15. Copy of mutation duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted. Status: Not submitted 16. Project report along with brochure of current project and project photos needs to be submitted. Status: Not submitted 17. The PERT chart of the proposed project needs to be revised. Status: Not submitted 18. Draft allottees documents, i.e. application form & conveyance deed needs to be revised. Status: Not submitted 19. Draft allottees documents, i.e. allotment letter & builder buyer agreement needs to be revised as per prescribed format. Status: Not submitted 20. Draft Brochure and advertisement need to be submitted. Status: Not submitted 21. Cost of the land i.e. Rs 2419.05 lakhs needs to be clarified according to the area applied for the registration is 2.1780 acres. The revenue sharing model with landowners in collaboration agreement needs to be submitted. Status: Not submitted 22. Comparative Cost sheet for Stilt+3 and Stilt+4 needs to be submitted as before amendment; total project cost was Rs 22112.53 lakhs whereas per latest DPI it is Rs 22901.97 lakhs. Status: Not submitted 23. Details of loans for bank/financial institution amounts to Rs 4900 lakhs needs to be submitted along with repayment schedule and NOC from lender. Status: Not submitted 24. Project report and CA certificate for Net worth of promoter on latest date, CA Certificate for non-default and CA Certificate for financial and inventory details need to be submitted. Status: Not submitted 25. Independent auditors report along with audited financial statement for the financial year 2021-22, 2022-23 and 2023-24 need to be submitted. Status: Not submitted 26. CA Certificate for expenditure incurred & to be incurred needs to be submitted. Status: Not submitted
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		27. The quarterly Net Cash Flow statement, quarterly expenditure statement and statement of quarterly source of funds needs to be submitted. Status: Not submitted 28. REP II needs to be revised as OC date is not mentioned. Status: Not submitted 29. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Status: Not submitted 30. Board resolution duly acknowledged for operation of bank account needs to be submitted. Status: Not submitted
26.	Remarks	1. Deficit fee of Rs. 2,94,365/- needs to be paid. 2. Corrections in REP-I (Part A-H) need to be done. Requisite documents need to be provided in PDF format. 3. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. 4. The building plans have been approved by the Architect under the self-certification provision of Haryana Building Code 2017. Further, DTCP issued the letter for the approval of the same. It is noted that Plot no's G1 and G2, which were registered as Independent Residential Floors under RC No. 83 of 2024, are now intended by the promoter to be sold as plots under RC No. 103 of 2022 (initial DDJAY registration). Hence you are required to provide the current status of the building plan approval for the plot no's G1 and G2. 5. The promoter needs to submit the current status of the earlier License No. 107 of 2010 and 63 of 2009, which has been migrated into License No. 89 of 2022 for an area measuring 6.225 acres, issued by the DTCP for the development of Affordable Residential Plotted Colony under DDJAY. Further, you are required to clarify whether the earlier License No. 107 of 2010 and 63 of 2009 is registered with authority. If not registered, the promoter must provide an explanation for the same. Also, you are required to submit details of the sold and unsold inventory, along with the current status of development works on site. 6. The construction and sale of the floors on plots frozen in layout plan by DTCP can be considered only after the same are unfreeze by concerned authority. The status of the frozen plots registered vide registration no. 103 of 2022 needs to be clarified. 7. As building plans are revised the prior written consent from 100% allottees of the project needs to be submitted. Status: Promoter stated that 21 flats are unsold till date. Hence, the consent of 21 allottees (100% consent) has been submitted in the authority of 25.11.2024. 8. As per the approved layout plan, the residential floors proposed on the plots are frozen by DTCP, Haryana mentioned in the license

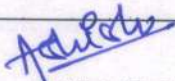
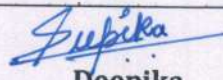
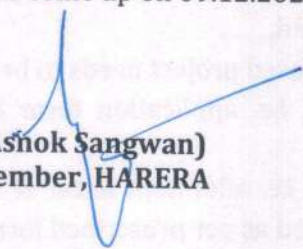
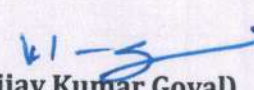
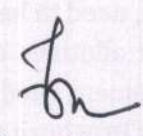


	as per clause no. (y) which states that 50% saleable area earmarked on the approved layout plan and freezed as per clause 5(i) of DDJAY policy shall be allowed to sell only after the completion of internal works in the colony. Hence the same needs to be clarified. 9. Revenue sharing between the landowners and the developer needs to be clarified. Supporting document for the same needs to be submitted. 10. Environmental Clearance needs to be submitted. 11. Approval of NOCs from various agencies for connecting external services like road and storm water needs to be submitted. 12. Demarcation plan needs to be submitted. 13. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. 14. Land Title Search report needs to be submitted. 15. Copy of mutation duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted. 16. Project report along with brochure of current project and project photos needs to be submitted. 17. The PERT chart of the proposed project needs to be revised. 18. Draft allottees documents, i.e. application form & conveyance deed, need to be revised. 19. Draft allottees documents, i.e. allotment letter & builder buyer agreement need to be revised as per prescribed format. 20. Draft Brochure and advertisement need to be submitted. 21. Cost of the land i.e. Rs 2419.05 lakhs needs to be clarified according to the area applied for the registration is 2.1780 acres. The revenue sharing model with landowners in collaboration agreement needs to be submitted. 22. Comparative Cost sheet for Stilt+3 and Stilt+4 needs to be submitted as before amendment; total project cost was Rs 22112.53 lakhs whereas per latest DPI it is Rs 22901.97 lakhs. 23. Details of loans for bank/financial institutions amount to Rs 4900 lakhs needs to be submitted along with repayment schedule and NOC from lender. 24. Project report and CA certificate for Net worth of promoter on latest date, CA Certificate for non-default and CA Certificate for financial and inventory details need to be submitted. 25. Independent auditors report along with audited financial statement for the financial year 2021-22, 2022-23 and 2023-24 need to be submitted. 26. CA Certificate for expenditure incurred & to be incurred needs to be submitted. 27. The quarterly Net Cash Flow statement, quarterly expenditure statement and statement of quarterly source of funds need to be submitted. 28. REP II needs to be revised as the OC date is not mentioned.
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HARERA
GURUGRAM

Project- The Florett Enclave
RERA-GRG-1780-2024

	29. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. 30. Board resolution duly acknowledged for operation of bank account needs to be submitted.
 Ashish Dubey Chartered Accountant	 Deepika Planning Executive
Day and Date of hearing	Monday and 02.12.2024
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
Proceedings dated: 02.12.2024 Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Kunal Rishi (AR) and Sh. Narender Singh (AR) are present on behalf of the promoter. The promoter is directed to obtain de-freezing letter from DTCP regarding the frozen plots on which floors are proposed. As per the compliance of Section 14(2)(ii) of the Act, 2016 is concerned, the consent of the existing 21 allottees (i.e. 100% consent) has been submitted by the promoter. Further, the promoter states that the public notice had been published dated 30.11.2024 in the three newspapers (two English and one Hindi newspaper) and copy of the same is submitted in the authority today. Accordingly, the objections regarding the same are invited till 09.12.2024 up to 11:00 am. The matter to come up on 09.12.2024.	
 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA
 (Arun Kumar) Chairman, HARERA	