HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

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

Project – The Florett Enqlave
RERA-GRG-1780-2024

Hearing brief for registration of Project u/s 4

S.No.	Particulars	Details		
1.	Name of the project	The Florett Enqlave		
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 (Earlier registered area 2.2147 acres)
12.	Projected completion date	OC – 31.12.2029 CC – 31.03.2030		
13.	QPR Compliances (if applicable)	For RC no. 103 of 2022 granted for DDJAY Plotted colony: All QPR's submitted For RC no. 83 of 2024 granted for S+3: Not applicable as project is registered on 05.08.2024		
14.	4(2)(l)(D) Compliances (if applicable)	For RC no. 103 of 2022 granted for DDJAY Plotted colony: Not submitted forp 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)(l)(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 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 505868 dated 26.11.2024	
	Name of the bank issuing		HDFC Bank	
	Total amount paid		**Rs. 7,37,776/-** **Rs. 2,94,365/-**	
	Deficient amount		-	
23.	**File Status**		**Date**	
	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	

	3rd hearing on	09.12.2024
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 Enqlave" 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 Enqlave" 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 also the plots are frozen as per the approved layout plan. 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.

On 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.

	On 30.11.2024, the promoter published the public notice in 3 newspapers namely Financial Express, The Indian Express and Jansatta. Accordingly, the invitations are invited till 09.12.2024 upto 11:00 am. The status of the documents is mentioned below:	
25.	**Present compliance status as on 09.12.2024 of deficient documents conveyed vide notice dated 02.12.2024.**	1. Deficit fee of Rs. 2,94,365/- needs to be paid. **Status: Submitted** 2. Corrections in REP-I (Part A-H) need to be done. Requisite documents need to be provided in PDF format. **Status: Corrections not submitted** 3. 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** 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. **Status: M/s Corona Realtors Pvt. Ltd. has obtained approval for the building plan of G1 & G2 as per S+3, and these units remain unsold. Further, the promoter has now decided to sell these as plots only. Whereas, the promoter does not replied regarding the clarification in 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. **Status: License Nos. 107 of 2010 and 63 of 2009 were granted for the development of a plotted colony in Sector 58 to 60, Gurugram, to M/s Commander Realtors Pvt. Ltd., a company different from the promoter/licensee of License No. 89 of 2022, M/s Corona Realtors Pvt. Ltd. The liabilities of the previous developer, M/s Commander Realtors Pvt. Ltd., ceased immediately upon the grant of the new license (No. 89 of 2022).**

		Since no third-party rights were created over the 6.225 acres under the previous licenses, migration was permitted, and the land was transferred under the DDJAY policy. M/s Commander Realtors Pvt. Ltd. no longer holds any rights over the area covered by the new license. The earlier licenses were not registered with the authority as no third-party claims existed. Details regarding the unsold inventory and the status of development on the 6.225 acres are provided. Further, the documents related for change in developer needs to be provided. 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: No letter from DTCP for unfreezing the plots has been received. Further, the promoter stated that as per the amendment in the DDJAY policy dated 25.08.2022, the promoter is required to mortgage residential plots covering a saleable area of 10% each against a bank guarantee on account of IDC & EDC in favor of the director. We have submitted the required bank guarantee (BG) & EDC, which are fully paid.** 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 residentials 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. **Status: As per the amendment in the DDJAY policy dated 25.08.2022, the promoter is required to mortgage residential plots covering a saleable area of 10% each against a bank guarantee on account of IDC & EDC in favor of the director. We have submitted the required bank guarantee (BG) & EDC, which are fully paid.** 9. Revenue sharing between the landowners and the developer needs to be clarified. Supporting document for the same needs to be submitted. **Status: The promoter has entered collaboration with the landowners. The agreed revenue sharing as per collaboration**

		agreement is 70%:30% between developer and landowners respectively. 10. Environmental Clearance needs to be submitted. **Status: Not submitted, the promoter stated that the BG of Rs. 25 lakhs have been submitted to RERA in earlier registration for S+3 floor.** 11. Approval of NOCs from various agencies for connecting external services like road and storm water needs to be submitted. **Status: Storm water connection Assurance submitted. Whereas, for road access permission promoter stated that the competent authority has granted us license no. 89 of 2022 based on category-I existing approach as prescribed under point no. 1 (i) of policy dated 20.10.2020 subject "Policy parameter for adequate existing approach to the applied area for grant of license under the Haryana development and regulation of urban areas act, 1975"- the minimum required width of the existing approach to the applied land is through a public road/ rasta of not less than 4- Karam (22 ft) further linking to a higher order existing road/ public rasta. In the current project a service road of 7 Karam has been made.** 12. Demarcation plan needs to be submitted. **Status: Submitted** 13. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. **Status: Submitted** 14. Land Title Search report needs to be submitted. **Status: 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: Submitted** 16. Project report along with brochure of current project and project photos needs to be submitted. **Status: Submitted** 17. The PERT chart of the proposed project needs to be revised. **Status: Submitted** 18. Draft allottees documents, i.e. application form & conveyance deed, need to be revised. **Status: Submitted but needs to be revised.** 19. Draft allottees documents, i.e. allotment letter & builder buyer agreement need to be revised as per prescribed format. **Status: Submitted but needs to be revised.** 20. Draft Brochure and advertisement need to be submitted. **Status: Submitted but needs to be revised.** 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: Submitted but 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. **Status: Submitted** 23. Details of loan for bank/financial institution amounts to Rs 4900 lakhs needs to be submitted along with repayment schedule and NOC from lender. **Status: NOC dated 18.07.2024 from L& T Finance Ltd needs to be revised.** 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 needs to be submitted. **Status: Submitted** 25. Independent auditors report along with audited financial statement for the financial year 2021-22, 2022-23 and 2023-24 needs to be submitted. **Status: Submitted** 26. CA Certificate for expenditure incurred & to be incurred needs to be submitted. **Status: Submitted** 27. Quarterly Net Cash Flow statement, quarterly expenditure statement and statement of quarterly source of funds needs to be submitted. **Status: Submitted** 28. REP II needs to be revised as OC date is not mentioned. **Status: Submitted** 29. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. **Status: Submitted** 30. Board resolution duly acknowledged for operation of bank account needs to be submitted. **Status: Submitted**
26.	**Remarks**	1. Corrections in REP-I (Part A-H) need to be done. Requisite documents need to be provided in PDF format. 2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. 3. 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 building plan approval for the plot no's G1 and G2.

		Status: M/s Corona Realtors Pvt. Ltd. has obtained approval for the building plan of G1 & G2 as per S+3, and these units remain unsold. Further, the promoter has now decided to sell these as plots only. Whereas, the promoter does not replied regarding the clarification in the current status of the building plan approval for the plot no's G1 and G2. 4. 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 the 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: License Nos. 107 of 2010 and 63 of 2009 were granted for the development of a plotted colony in Sector 58 to 60, Gurugram, to M/s Commander Realtors Pvt. Ltd., a company different from the promoter/licensee of License No. 89 of 2022, M/s Corona Realtors Pvt. Ltd. The liabilities of the previous developer, M/s Commander Realtors Pvt. Ltd., ceased immediately upon the grant of the new license (No. 89 of 2022).** **Since no third-party rights were created over the 6.225 acres under the previous licenses, migration was permitted, and the land was transferred under the DDJAY policy. M/s Commander Realtors Pvt. Ltd. no longer holds any rights over the area covered by the new license. The earlier licenses were not registered with the authority as no third-party claims existed. Details regarding the unsold inventory and the status of development on the 6.225 acres are provided. Further, the documents related for change in developer needs to be provided.** 5. 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: The letter from DTCP for unfreezing the plots has not been received. Further, the promoter stated that as per the amendment in the DDJAY policy dated 25.08.2022, the promoter is required to mortgage residential plots covering a saleable area of 10% each against a bank guarantee on account of IDC & EDC in favor of the director. We have submitted the required bank guarantee (BG) & EDC, which are fully paid.**

		6. As per the approved layout plan, the residentials 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. **Status: As per the amendment in the DDJAY policy dated 25.08.2022, the promoter is required to mortgage residential plots covering a saleable area of 10% each against a bank guarantee on account of IDC & EDC in favor of the director. We have submitted the required bank guarantee (BG) & EDC, which are fully paid.** 7. Environmental Clearance needs to be submitted. 8. Approval NOCs from various agencies for connecting external services like road and storm water needs to be submitted. **Status: Storm water connection Assurance submitted. Whereas, for road access permission promoter stated that the competent authority has granted us license no. 89 of 2022 based on category-I existing approach as prescribed under point no. 1 (i) of policy dated 20.10.2020 subject "Policy parameter for adequate existing approach to the applied area for grant of license under the Haryana development and regulation of urban areas act, 1975"- the minimum required width of the existing approach to the applied land is through a public road/ rasta of not less than 4- Karam (22 ft) further linking to a higher order existing road/ public rasta. In the current project a service road of 7 Karam has been made.** 9. Draft allottees documents i.e. application form & conveyance deed needs to be revised. 10. Draft allottees documents i.e. allotment letter & builder buyer agreement needs to be revised as per prescribed format. 11. Draft Brochure and advertisement need to be submitted. 12. 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: Submitted but the revenue sharing model with landowners in collaboration agreement needs to be submitted.** 13. Details of loan for bank/financial institution amounts to Rs 4900 lakhs needs to be submitted along with repayment schedule and NOC from lender. **Status: NOC dated 18.07.2024 from L & T Finance Ltd needs to be revised.**
Recommendation: The application submitted by the promoter for addendum 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 have been submitted and found to be in order except		

deficiencies mentioned at serial no. 26. It is recommended that the Authority may consider the grant of registration of additional units pursuant to sanction of revised building plans over the un- freezed plots subject to the submission of above.

Ashish Dubey
Chartered Accountant

Deepika
Planning Executive

Day and Date of hearing	Monday and 09.12.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 09.12.2024

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 and requested to grant registration of additional floors over un-freezed plots.

In view of the above, the plots that are not frozen and where Stilt+4 construction is proposed shall be registered by the authority at this stage. Further, no sale shall be effected for the units over the plots frozen by DTCP until they are released by DTCP. The AR of the promoter is directed to rectify the deficiencies including submission of road access permission.

Approved as proposed subject to the above and submission of BG of Rs. 25 lakhs for approval of EC within three months from the issuance of the certificate.

An addendum in this regard shall be issued after submission of rectification of the remaining deficiencies mentioned at serial no. 26.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA