Promoter Name	**M/s Solutrean Building Technologies Pvt. Ltd.**
Project Name	**Gateway 95**

PROJECT HEARING BRIEF FOR REGISTRATION U/S 6				
SNo.	**Particulars**	**Details**		
1.	**Name of the project**	Gateway 95		
2.	**Name of the promotor**	M/s Solutrean Building Technologies Pvt. Ltd.		
3.	**Nature of the project**	Affordable Plotted Colony under DDJAY		
4.	**Location of the project**	Sector- 95, Gurugram		
5.	**Legal capacity to act as a promoter**	License Holder		
6.	**Name of the license holder**	M/s Solutrean Building Technologies Pvt. Ltd.		
7.	**Name of the Collaborator**	N/A		
8.	**Whether extension of registration applied for whole**	Whole		
9.	**Status of project**	Ongoing		
10.	**Online Application ID**	RERA-GRG-1732-2024		
11.	**Date of completion of project as per REP-II/4(2)(l)(c)**	30.08.2025		
12.	**QPR Compliance (If applicable)**	Submitted- Sep 2024		
13.	**4(2)(l)(d) Compliance (If applicable)**	Submitted- 2022-2023 and 2023-2024		
14.	**4(2)(l)(c) compliance**	N/A		
15.	**Details of proceedings pending against the project**	N/A		
16.	**Status of change of bank accounts**	N/A		
17.	**License no.**	17 of 2022 dated 09.03.2022		Valid up to 08.03.2027
18.	**Total licensed area**	6.50625 Acres	**Area to be registered**	6.50625 Acres
19.	**RERA Registration Number**	82 of 2022 dated 12.09.2022		31.08.2024
20.	**Fee Details**			

	Registration fee	Res-25276.88*10=₹2,52,769/- Comm-1052.99*20=₹21,060/- Total=₹2,73,829/-
	Processing Fee at the time of registration	26329.88*10=₹2,63,299/-
	Extension Fee (Half of Registration fee)	₹1,36,914/-
	Processing fee for extension	26329.88*10=₹2,63,299/-
	Late fee	150% of extension fee ₹2,05,371/-
	Total fee	₹11,42,712/-
	DD no. and date for registration	1. 042710 dated 16.07.2022 2. 002987 dated 03.09.2022
	DD amount submitted at the time of registration	1. ₹1,76,500/- 2. ₹4,06,000/- Total- ₹5,82,500/-
	DD Amount submitted for extension	₹6,57,985/-
	DD no. and date for extension	045988 dated 29.08.2024
	Name of the bank issuing	Axis Bank
	Deficient amount	₹97,773/-(Excess paid)

21.	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	08.03.2027
	ii)	Layout Plan Approval	8172 dated 10.03.2022	
	iii)	Zoning plan Approval	LC-1570/SD(DK)/2022/15394 dated 03.06.2022	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	LC-4584-JE(DS)-2022/21406 dated 21.07.2022	
	viii)	Electricity load availability connection	Ch-13/PC-GC-852/MNSR dated 05.05.2023	

22.	File Status	Date
	Project received on	30.08.2024

	First notice sent on	27.09.2024
	First hearing on	30.09.2024
	First reply submitted on	30.09.2024
23.	**Case History:** An application regarding extension of registration of affordable residential plotted colony under DDJAY namely "Gateway 95" situated at Sector-95, Gurugram, Haryana being developed by M/s Solutrean Building Technologies Pvt. Ltd. was submitted on 30.08.2024 under section 6 of Real Estate (Regulation and Development), Act 2016. This application for extension of registration falls under license no. 17 of 2022 dated 09.03.2022 issued in favour of M/s Solutrean Building Technologies Pvt. Ltd. which got registered by the authority vide RC no. 82 of 2022 dated 12.09.2022 valid up to 31.08.2024. **Proceedings dated 30.09.2024** Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. Rishi Gurjal(AR) are present on behalf of the promoter and reply to the deficiency notice has been submitted today itself in the registry of the authority which be examined by the office. The authority directs the STP along with concerned PE to visit the site and check the status of construction at the site. The matter to come up on 14.10.2024. As per directions of the Authority during the proceedings dated 30.09.2024, STP and PE had done the site visit on 08.10.2024 and its found that work i.e., sewer line, storm line, water supply, STP, UGT, roads, boundary line and green area has been completed by the promoter and electrical work is pending at the site. Further, the promoter has submitted the application for grant of completion certificate on 16.08.2024 in DTCP, Haryana.	
24.	**Status as on 14.10.2024 of the deficiencies conveyed vide hearing dated 30.09.2024**	1. Correction in REP-V form needs to be provided. **Status:-Not Done** 2. Corrections in online DPI needs to be done. **Status:- Not Done** 3. Booking list of plots/shops sold to the allottees as on date of the application applied for extension which includes name of the allottees, plot no. /shop no., tower no., plot/ shop area, date of booking, average rate, and total consideration needs to be provided. **Status:- Submitted** 4. Details of unsold plots/shops need to be provided. **Status:- Submitted** 5. Site photographs for the physical status of construction need to be provided. **Status:- Submitted** 6. PERT Chart specifying date of completion needs to be provided. **Status:- Submitted**

		7. Project report need to be provided. **Status:- Submitted** 8. REP-II needs to be revised. **Status:- Submitted** 9. Supporting documents for reasons for delay of the project needs to be submitted. **Status:- Submitted** 10. Copy of executed BBA and allotment letter needs to be submitted. **Status:- Submitted** 11. Copy of draft conveyance deed need to be submitted. **Status:- Submitted** 12. Copy of DD submitted at the time of registration needs to be provided. **Status:- Submitted** 13. Cost of land i.e. Rs 4213.54 lakhs needs to be clarified for area i.e. 6.5063 acres applied for the registration. **Status:- Submitted** 14. Details need to be submitted for financial resources mentioned in DPI as loan from other sources amounts to Rs 3220 lakhs and equity amounts to Rs 1400 lakhs. **Status:- Submitted but DPI needs to be revised** 15. NOC from Aditya Birla Finance Ltd. needs to be submitted as project land is mortgage to them. **Status:- Submitted** 16. KYC needs to be submitted of Architect, CA, MEP Consultant, authorized signatory for operation of bank accounts. **Status:- Submitted** 17. Bank Undertaking needs to be revised. **Status:- Submitted** 18. CA Certificate for non-default in payment of debts & liabilities and CA Certificate for net worth of promoter on latest date needs to be submitted. **Status:- Submitted** 19. CA Certificate for expenditure incurred & to be incurred needs to be submitted. **Status:- Submitted** 20. CA Certificate for financial & inventory details needs to be submitted. **Status:- Submitted** 21. Challan and Schedule of payment of IDC, EDC, License Fee, and Conversion fees paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2) (l) (D) needs to be submitted. **Status:- Submitted** 22. Statement of quarterly expenditure, Statement of quarterly source of funds and Quarterly Net Cash Flow statement needs to be submitted.

HARERA
GURUGRAM

Promoter Name	**M/s Solutrean Building Technologies Pvt. Ltd.**
Project Name	**Gateway 95**

		Status:- Submitted
25.	**Remarks**	1. Correction in REP-V form needs to be provided. 2. Corrections in online DPI needs to be done.

Recommendation – The application submitted by the promoter for extension of registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the correction in DPI and REP-V. It is recommended that the Authority may consider the grant of extension of registration subject to the submission of the above.

(Ashish Dubey)
Chartered Accountant

(Prachi Singh)
Planning Executive

Day and Date of hearing	Monday and 14.10.2024
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 14.10.2024.

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

Sh. Rishi Gujral (Head Legal) is present on behalf of the promoter.

The AR states that all engineering services have been completed and CC also applied on 16.08.2024. The requisite compliances of filing QPR and report of 4(2)(l)(D) have been made. In view of the above extension is granted.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA