

Project Roots Courtyard 2  
 Promoter M/s Roots Developers Pvt. Ltd.

**PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016**

SNo.	Particulars	Details		
1.	Name of the project	Roots Courtyard 2		
2.	Name of the promotor	M/s Roots Developers Pvt. Ltd. (Collaborator)		
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 95A, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Sh. Virender S/o Dharam Pal, Sh. Surander Yadav S/o Dharam Pal, Sh. Jitender Yadav S/o Phool Singh and Smt. Sarita W/o Vikash Yadav		
7.	Whether registration applied for whole	Whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1489-2023		
10.	License no.	57 of 2023 dated 17.03.2023	Valid up to 16.03.2028	
11.	Total licensed area	12.447 acres	Area to be registered	12.447 acres
12.	Project completion date as declared u/s 4(2)(I)(c)	16.03.2028		
13.	QPR compliance	N/A		
14.	4(2)(I)(D) compliance	N/A		
15.	Compliance of conditions of RC	N/A		
16.	4(2)(I)(c) compliance	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	Status of change of bank a/c	N/A		

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19.	<b>Statutory approvals either applied for or obtained prior to registration</b>			
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>	<b>Validity up to</b>
	i)	License Approval	17.03.2023	16.03.2028
	ii)	Zoning Plan Approval	12.10.2023	
	iii)	Layout plan Approval	10.10.2023	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	13.09.2023	
viii)	Electricity load availability connection	18.05.2023		
20.	<b>Fee details</b>			
	Registration fee	(48356.11 x 10) + (2014.838 x 20) =Rs. 5,23,858/-		
	Late fee	Nil		
	Processing fee	50370.949 x 10 =Rs. 2,42,811/-		
	Total fee	Rs. 5,03,710/-		
21.	DD amount	Rs. 5,05,000/- Rs. 5,25,000/-		
	DD no. and date	005906 dated 10.11.2023 005907 dated 10.11.2023		
	Name of the bank issuing	HDFC Bank		
	Deficient amount	Nil		
	22.	<b>File Status</b>	<b>Date</b>	
Project received on		23.11.2023		
Notice dispatched on		04.12.2023		
First hearing on		04.12.2023		
First reply submitted on		11.12.2023		

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23.	<p>Case history-</p> <p>The promoter i.e., M/s Roots Developers Pvt. Ltd. has applied on dated 23.11.2023 for registration of their affordable plotted colony under DDJAY namely "Roots Courtyard 2" located at Sector 95A, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application relates to the license no. 57 of 2023 issued by the DTCP in favour of Sh. Virender S/o Dharam Pal, Sh. Surander Yadav S/o Dharam Pal, Sh. Jitender Yadav S/o Phool Singh and Smt. Sarita W/o Vikash Yadav in collaboration with M/s Roots Developers Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 12.447 acres in sector- 95A, Gurugram.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter through deficiency notice dated 30.11.2023 and an opportunity of hearing was provided on 04.12.2023.</p> <p><u>Proceedings dated 04.12.2023</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.</p> <p>Sh. Vinod Kumar Munshi (AR) and Shakti Adlakha is present on the behalf of the promoter. The deficiency notice is dispatched to the promoter today only. The AR of the promoter is directed to submit the deficit documents in the Authority before the next date of hearing. The matter to come up on 11.12.2023.</p>	
24.	<p><b>Present compliance status as on 11.12.2023 of deficient documents as observed on 04.12.2023</b></p>	<ol style="list-style-type: none"><li>1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format. <b>Status: Corrected copy needs to be submitted</b></li><li>2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. <b>Status: Corrected copy needs to be submitted</b></li><li>3. An affidavit through Director of the company authorized by board resolution to the affect that the promoter has made no prior advertisement, marketing, booking, selling, offer for sale or invitation to persons in any manner to purchase unit in the project with respect to the license no. 25 of 2014 dated 11.06.2014 needs to be submitted. <b>Status: Submitted</b></li><li>4. Copy of collaboration agreement with the owners of the land licensed vide no. 57 of 2023 dated</li></ol>

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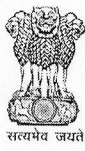
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	<p>17.03.2023 needs to be submitted. <b>Status: Submitted</b></p> <p>5. Copies of mutation, jamabandi and aks- shijra duly certified by a revenue officer not more than 6 months prior to the date of application for registration needs to be submitted. <b>Status: Submitted</b></p> <p>6. Documents relating to entry of license and collaboration agreement in the revenue record need to be submitted. <b>Status: Submitted</b></p> <p>7. Land title search report needs to be submitted. <b>Status: Submitted</b></p> <p>8. PERT chart of the proposed project needs to be submitted. <b>Status: Submitted</b></p> <p>9. Payment plan annexed with allotment letter needs to be revised. <b>Status: Submitted</b></p> <p>10. Conveyance deed needs to be revised. <b>Status: Submitted</b></p> <p>11. Draft brochure and advertisement documents need to be revised. <b>Status: Submitted</b></p> <p>12. Cost of the land needs to be clarified according to the area applied for the registration. <b>Status: Clarified</b></p> <p>13. CA certificate for total expenditure needs to be revised. <b>Status: Submitted</b></p> <p>14. Non encumbrance certificate duly certified by revenue officer not below the rank of Tehsildar not more than 6 months prior to the date of application for registration needs to be submitted. <b>Status: 1.26 acres pf project land is mortgaged in favor of DTCP in lieu of IDW which has been marked on layout plan and an undertaking to this effect has been submitted by the promoter.</b></p> <p>15. Bank undertaking needs to be revised and submitted on letter head of the bank. <b>Status: Needs to be submitted in original.</b></p> <p>16. CA certificate for expenditure incurred needs to be</p>
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		<p>submitted. <b>Status: Needs to be revised</b></p> <p>17. Independent Auditors reports for the financial year 2020-21,2021-22, and 2022-23 needs to be provided. <b>Status: Submitted</b></p> <p>18. Copy of paid challan of EDC, IDC and license fee needs to be submitted. <b>Status: Submitted</b></p> <p>19. Other sources in Financial resources need to be clarified. <b>Status: Clarified</b></p> <p>20. Quarterly schedule of estimated expenditure needs to be submitted. <b>Status: Submitted</b></p> <p>21. KYC of project consultants needs to be provided. <b>Status: Submitted</b></p> <p>22. Cash flow statement need to be provided. <b>Status: Submitted</b></p> <p>23. REP II needs to be provided. <b>Status: Submitted</b></p> <p>24. ROC statement needs to be provided. <b>Status: Submitted</b></p> <p>25. Project report needs to be revised. <b>Status: Submitted</b></p> <p>26. Undertaking regarding no loan on project land needs to be submitted. <b>Status: Submitted</b></p>
	<p><b>Remarks</b></p>	<p>1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format. <b>Status: Corrected copy needs to be submitted</b></p> <p>2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. <b>Status: Corrected copy needs to be submitted</b></p> <p>3. Bank undertaking needs to be revised and submitted on letter head of the bank. <b>Status: Needs to be submitted in original.</b></p> <p>4. CA certificate for expenditure incurred needs to be submitted. <b>Status: Needs to be revised</b></p>

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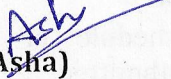

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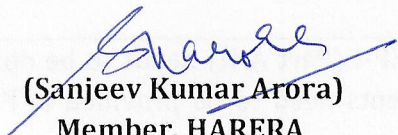
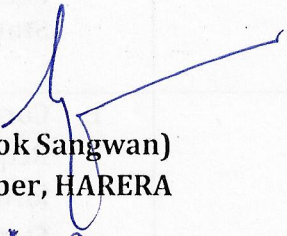
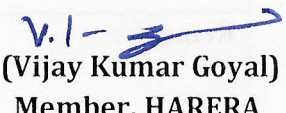
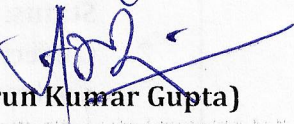
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<p><b>Recommendation:</b> The application submitted by the promoter u/s 4 of the Act of 2016 along with the requisite documents is found to be in order except for the corrected copies of REP-I and DPI; revised CA certificate for expenditure incurred and original bank undertaking.</p> <p>The Authority may consider for the grant of registration subject to the submission of revised CA certificate of expenditure incurred and original bank undertaking in the Authority prior to the issuance of the registration certificate.</p> <p style="text-align: center;"> (Asha) Chartered Accountant</p> <p style="text-align: center;"> (Ar. Neeraj Gautam) Associate Architectural Executive</p>
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<b>Day and Date of hearing</b>	Monday and 11.12.2023
<b>Proceeding recorded by</b>	Sh. Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>	
<p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.</p> <p>Sh. Rajan Yadav (AR) and Sh. Vinod Kumar Munshi (AR) are present on the behalf of the promoter.</p> <p>Approved as proposed. The RC shall be granted only after the submission of the above-mentioned deficiencies in the Authority.</p> <p style="text-align: center;"> (Sanjeev Kumar Arora) Member, HARERA</p> <p style="text-align: center;"> (Ashok Sangwan) Member, HARERA</p> <p style="text-align: center;"> (Vijay Kumar Goyal) Member, HARERA</p> <p style="text-align: center;"> (Arun Kumar Gupta) Chairman, HARERA</p>	

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