Splendor Epitome
Splendor Landbase Ltd

Hearing brief for extension of project registration u/s 6

S.No	Particulars	Details		
1.	Name of the project	Splendor Epitome		
2.	Name of the promoter	Splendor Landbase Ltd.		
3.	Nature of the project	Commercial Colony		
4.	Location of the project	Sector- 62, Gurugram		
5.	Legal capacity to act as a promoter	Change of Developer/Transfer of license		
6.	Name of license holder	Regal Green Land Pvt. Ltd. High Star Builders Pvt Ltd		
7.	Status of project	Ongoing		
8.	RERA Registration No.	22 of 2019 dated 26.03.2019		
9.	Validity of Registration Certificate	Valid From 26.03.2019	Valid Up to 31.12.2023 + 6 months COVID-19 = 30.06.2024	
10.	License no.	51 of 2009 dated 27.08.2009 58 of 2012 dated 05.06.2012	Valid up to 26.08.2029 Valid up to 04.06.2025	
11.	Total licensed area	3.35 acres	**Area for extension of registration**	3.35 acres
12.	Date of receipt of application for extension	29.03.2024		
13.	Whether extension of registration applied for whole/phase	Whole Project		
14.	Extension applied till	30.06.2025		
15.	Online extension ID	RERA-GRG-PROJ-1609-2024		
16.	Registration Temp ID	RERA-GRG-PROJ-115-2018		
17.	QPR status	QPR for quarter ending December 2024 needs to be submitted.		
18.	4(2)(l)(D) reports status	Submitted		
19.	Other conditions of RC	N/A		
20.	4(2)(l)(C) compliance	Applied for extension		
21.	Status of change of bank account	N/A		
22.	Details of proceedings pending against the project	RERA-GRG-3158-2022 – Non submission of QPR RERA-GRG-3805-2022 - Non compliances of 4(2)(l)(D) RERA-GRG-2183-2020 - Non compliances of 4(2)(l)(D)		

23.	Number of Towers		3 commercial towers	
24.	Number of units		283 units	
25.	Sold/ Unsold Units		Sold 172 Unsold: 111	
26.	Total Project cost		Rs. 200.10 crores	
27.	Project Expenditure So far		Rs. 125.63 crores	
28.	Estimates expenditure for completion so far		Rs. 74.47 crores	
29.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	51 of 2009 dated 27.08.2009 58 of 2012 dated 05.06.2012	26.08.2029 04.06.2025
	ii)	Zoning plan approval	DGTCP 3227 dated 07.06.2012	
	iii)	Revised Building plan approval	ZP-576/AD(RA)/2018/34869 dated 26.12.2018	Revalidated for Tower A till 25.12.2028 and Tower B & C till 25.12.2024
	iv)	Environmental Clearance	SEIAA/HR/2021/395 dated 22.11.2021	21.11.2028
	v)	Airport height clearance	NOC id PALM/NORTH/B/072821/565222 dated 30.07.2021	
	vi)	Fire scheme approval	FS/2019/106 dated 13.06.2019	
	vii)	Service plans and estimates approval	LC-1611/PA(SK)/2024/13864 dated 07.05.2024	
30.	Reasons for delay		Promoter submits that lender NBFC ceased disbursement of loan, Outbreak of Covid-19 and other force majeure preventions effect the completion of project.	
31.	Fee details - Fees calculated for extension of one year under section 6 of Act, 2016			
	Registration fee		23,724.657 * 1.75 * 20 = Rs 8,30,363/-	
	Late Fee		Rs 4,15,182/-	
	Processing fee		23,724.657 * 10 = Rs 2,37,247/-	
	Extension Fee (Half of Registration fee)		Rs. 4,15,182/-	
	Processing fee		23,724.657 * 10 = Rs 2,37,247/-	

	Late fee	N/A
	Total fee	**Rs 21,35,221/-**
32.	**DD amount submitted at the time of registration**	Rs 1,35,570/- Rs 1,01,700/- Rs 2,39,540/- Rs 3,53,584/- Rs 2,37,255/- Rs 1,77,945 Rs 2,37,255/- **Total : Rs. 14,82,849/-**
	DD no. and date for registration	006119 dated 27.07.2017 006138 dated 29.07.2017 000757 dated 31.07.2017 007201 dated 17.11.2018 001037 dated 06.02.2019 Ref 88190786913780 dated 29.03.2019 Ref 52019040572614519 dated 05.04.2019
	Name of the bank issuing	ICICI Bank
	DD Amount submitted for extension	Rs 2,07,600/- Rs 2,07,600/- Rs 2,37,255/- **Total: Rs. 6,52,455/-**
	DD no. and date for extension	032690 dated 28.03.2024 032691 dated 28.03.2024 032692 dated 28.03.2024
	Name of the bank issuing	HDFC Bank
	Total fee paid	**Rs 21,35,304/-**
	Deficient amount	Nil
33.	**File Status**	**Date**
	File received on	22.03.2024
	First notice Sent on	19.04.2024
	First hearing on	22.04.2024
	Second hearing on	27.05.2024
	Third hearing on	24.06.2024
	Fourth hearing on	08.07.2024
	Fifth hearing on	05.08.2024
	Sixth hearing on	23.08.2024
	Seventh hearing on	09.09.2024
	Eighth hearing on	07.10.2024
	Ninth hearing on	28.10.2024
	Tenth hearing on	25.11.2024

	Eleventh hearing on	23.12.2024
	Twelfth hearing on	27.01.2025
34.	**Case History:-** The Promoter Splendor Landbase Ltd. who is a Change of Developer/Transfer of license applied for the extension of registration of real estate project namely "Splendor Epitome" located at Sector-62, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 68735 dated 29.03.2024 and EPIN-97. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-115-2018 and online generated for project extension temp id RERA-GRG-PROJ-1609-2024. The total licensed area and project area for the extension of registration is 3.35 acres vide license no – 51 of 2009 dated 27.08.2009 valid upto 26.08.2024 and 58 of 2012 dated 05.06.2012 valid upto 04.06.2025. The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/97 dated 19.04.2024 was issued to the promoter with an opportunity of being heard on 22.04.2024. **On 22.04.2024,** Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project. Ms. Anukrati Nahar (AR) is present on behalf of the promoter. The deficiency notice was dispatched recently on 19.04.2024. The promoter is hereby directed to submit the reply to the deficiency notice. The director/CEO/Project-In-charge of the promoter company is directed to be present along with the authorized representative of the landowner companies along with board resolution on the next date of hearing. The matter got fixed for next dated of hearing on 27.05.2024. **On 27.05.2024**, the matter was adjourned to 24.06.2024 **On 24.06.2024**, Sh. P.C. Sharma (Sr.GM Project), Sh. Manish Prakash (GM Legal) and Sh. Rajive Nautiyal (CA) appeared on behalf of the promoter and requested two weeks' time to submit the deficit documents. The matter was fixed for next date of hearing on 08.07.2024. **On 08.07.2024**, Sh. Rajiv Nautial (AR) Sh. Manish Prakash (AR) appeared on behalf of the promoter and stated that the reply to the deficiency notice has been submitted today. It was directed to examine the same and visit the site of the project. The promoter was also directed to submit the complete list of allottees and the details of the amount received from each allottee duly certified by CA along with the bank account details. The matter got fixed for next dated of hearing on 05.08.2024. **On 05.08.2024**, Sh. Manish Prakash (AR), Sh. Rajeev Notiyal (CA) and Sh. Gyanendra Singh (AR) appeared on behalf of the promoter. The Authority directed the promoter to submit financial plan for completion of the project including the details of amount spent on construction of the project and balance amount required to be spent for the completion and also clarify the source of additional funds, if required. The promoter was further directed to submit a list of sold and unsold inventories along with the details of allottee wise payment received and balance amount to be collected, duly certified by CA in the Authority as well as

proof of statutory compliances with respect to GST along with the remaining deficiencies pointed above. The matter got fixed for next dated of hearing on 23.08.2024.

On 23.08.2024, Sh. Rajiv Nautiyal (CA), Sh. Manish Prakash (GM-Legal) and Sh. Gyanender Singh (DGM Projects) appeared on behalf of the promoter and requested two weeks' time to reconcile and rectify the remaining deficiencies. The matter to come up on 09.09.2024.

The site of the project was visited on 30.08.2024. The project consists of 3 towers:

S. No.	Tower	Details
1.	Tower A	2 basements + G +12
2.	Tower B	Basement + G + 2
3.	Tower C	Basement + G + 1

Structural work of tower A is completed and external glazing and laying of fire-fighting pipelines is in progress. The excavation of Towers B and C is yet to be done.

On 09.09.2024, Sh. Manish Prakash (AR), Sh. Rajeev Nautiyal (AR) and Sh. Gyanendra Singh (AR) appeared on behalf of the promoter. The AR stated that renewal of license has been applied and requisite approvals shall be submitted within 2-3 weeks. Further, the loan amount has been repaid and no dues certificate of Indiabulls Housing Finance shall be submitted. Further the loan of Kotak Mahendra does not pertain to this project and a confirmation to this effect to be submitted. The matter got fixed for the next date of hearing on 07.10.2024. on 07.10.2024, matter was adjourned to 28.10.2024. On 28.10.2024, the matter was adjourned to 25.11.2024. On 25.11.2024, the matter was adjourned to 23.12.2024. On 23.12.2024, the matter was adjourned to 27.01.2025.

The status of documents is mentioned below:

35.	**Present compliance status as on 27.01.2024 of deficit documents**	1 REP-V form needs to be submitted. **Status: Needs to be revised as the annexures mention in form are not provided in file.** 2 Corrections in online DPI needs to be done. **Status: Not submitted** 1 Renewal of building plans of Tower B and C needs to be submitted. **Status: Not submitted** 3 Original registration certificate needs to be submitted. **Status: Submitted** 4 All the documents like copy of grant of licenses, their renewals, change of developer/transfer of license needs to be submitted. **Status: Submitted** 5 Renewal of license no. 51 of 2009 dated 27.08.2009 needs to be submitted. **Status: Submitted**

		6 Copy of LOI and LC-IV of both licenses needs to be submitted. **Status: Submitted** 7 All the approved plans on A1 size sheet needs to be submitted. **Status: Approved layout, zoning and building plans on A1 sheet needs to be submitted.** 8 Revalidated building plans needs to be submitted. **Status: Submitted** 9 Service plan estimates approval needs to be submitted. **Status: Submitted** 10 Jamabandi, Mutation and Aks- shajra certified on the latest date not prior to six months of application needs to be submitted. **Status: Submitted** 11 Land title search report by the Advocate certified on the latest date incorporating the bar enrolment number needs to be submitted. **Status: Submitted** 12 Forest land diversion, natural conservation zone, tree cutting permission and power line shifting NOC/affidavit regarding non applicability needs to be submitted. **Status: Affidavit for non- applicability of the above is submitted.** 13 Mining permission needs to be submitted. **Status: Not submitted (Mentioned in cover letter at annexure 14 of reply, however, no such annexure is found in the reply file)** 14 PERT chart needs to be submitted. **Status: Submitted. Proposed development in each quarter needs to be provided.** 15 Copy of superimposed demarcation plan on approved layout plan needs to be submitted. **Status: Not submitted** 16 List of the units sold to the allottees as on date of the application for extension of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided. **Status: Submitted. Date of booking not mentioned.**

		17	List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. **Status: Submitted.**
		18	Copy of executed application form, allotment letter, BBA, payment receipt needs to be submitted. **Status: Submitted**
		19	Allottee related draft documents i.e., Application form and Conveyance deed needs to be revised. **Status: Draft conveyance deed not submitted**
		20	Allottee related draft documents i.e., Allotment letter and BBA needs to be revised as per prescribed format. **Status: Not revised**
		21	Approval/NOC from various agencies regarding the external services like roads access, water supply, sewerage supply and storm water needs to be submitted. **Status: Not submitted**
		22	Brochure/advertisement document needs to be submitted. **Status: Draft needs to be submitted.**
		23	KYC of all directors needs to be submitted. **Status: Submitted**
		24	KYC of Architect, Structural Engineer, CA, MEP Consultant & Proof Consultant. **Status: Submitted**
		25	Project report needs to be submitted. **Status: Submitted but costing details don't match with DPI. DPI needs to be revised.**
		26	Independent Auditor Report along with financial statement for the FY 2022-23 & FY 2020-21 needs to be submitted. **Status: Submitted. As per Independent auditors report and audited balance sheet following noncompliance by company were observed.** • **Auditor made qualified opinion for noncompliance of Section 129, 149 & 177 of the Companies Act, 2013** • **Auditor mentioned under Emphasis of Matter, GST liability as non-filing of GST 9 & GST Audit in GST 9C.**

		• **Auditor mentioned under Key Audit Matter, Demand notice from DDA amounting Rs 1027.46 lakhs against commercial land situated at Jasola Delhi.** • **Auditor mentioned that company has made default in payment of ESI & PF.** • **Auditor mentioned that company has made default in payment of loan amount to Kotak Mahindra bank and India Bulls Housing Finance Ltd declared the loan account as NPA.** 27 CA Certificate for expenditure incurred & to be incurred is mismatch with DPI. DPI needs to be revised. **Status: Revised DPI needs to be submitted** 28 CA certificate for details in REP I are true & correct needs to be submitted. **Status: Not Submitted** 29 CA certificate for non-Default in payment of debt obligation needs to be submitted. **Status: Not Submitted** 30 CA certificate for Net worth of promoter needs to be submitted. **Status: Submitted** 31 Original copy of Financial and inventory details certified by CA needs to be provided. **Status: Submitted but needs to be revised as date of booking is not mentioned.** 32 Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. **Status: Not Submitted** 33 Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. **Status: Promoter states that EDC is fully paid.** 34 Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. **Status: Submitted but needs to be revised as master, RERA and free bank account shall be in same bank & branch.** 35 Statement of quarterly expenditure needs to be submitted.

			Status: Submitted. Needs to be revised
		36	Statement of quarterly source of funds needs to be submitted. **Status: Submitted. Needs to be revised**
		37	Quarterly Net Cash Flow statement needs to be submitted. **Status: Not Submitted**
		38	REP-II needs to be revised as OC date is not mentioned. **Status: Submitted but needs to be revised**
		39	Non-encumbrance certificate certified on latest date not below the Rank of Tehsildar needs to be submitted. **Status: Submitted**
		40	Creation of charge (CHG) form needs to be submitted. **Status: Promoter states that no loan on the project land**
		41	Details of loan from financial institution or banks as mentioned in DPI needs to be submitted. **Status: Not Submitted**
		42	Bank undertaking needs to be submitted. **Status: Submitted and needs to be revised, as it should be on letter head of bank with project name, account number and all three-bank account shall also be in same bank & branch.**
		43	Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules. **Status: Board resolution for operation of bank account of Master & Free bank account shall needs to be submitted.**
		44	Land cost supporting documents needs to be submitted. **Status: Sale deed submitted**
		45	Cost of the land needs to be clarified according to the area applied for the registration. **Status: CA certificate submitted.**
		46	Annual return u/s 4(2)(l)(d) for the FY 2018-19 & FY 2022-23 needs to be Submitted. **Status: Submitted**
		47	QPR for the quarter ending December 2024 needs to be submitted. **Status: not submitted**
		48	Financial plan for completion of the project including the details of amount spent on construction of the project and balance amount required to be spent for the

		completion alongwith clarification the source of additional funds ned to be submitted. **Status: Submitted. Details of secured and unsecured loans mentioned in additional sources need to be provided.**
36.	**Remarks**	1 REP-V form needs to be submitted. **Status: Needs to be revised as the annexures mention in form are not provided in file.** 2 Corrections in online DPI needs to be done. **Status: Not submitted** 3 Renewal of building plans of Tower B and C needs to be submitted. **Status: Not submitted** 4 All the approved plans on A1 size sheet needs to be submitted. **Status: Approved layout, zoning and building plans on A1 sheet needs to be submitted.** 5 Mining permission needs to be submitted. **Status: Not submitted (Mentioned in cover letter at annexure 14 of reply, however, no such annexure is found in the reply file)** 6 PERT chart needs to be submitted. **Status: Submitted. Proposed development in each quarter needs to be provided.** 7 Copy of superimposed demarcation plan on approved layout plan needs to be submitted. **Status: Not submitted** 8 List of the units sold to the allottees as on date of the application for extension of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided. **Status: Submitted. Date of booking not mentioned.** 9 Allottee related draft documents i.e., Application form and Conveyance deed needs to be revised. **Status: Draft conveyance deed not submitted** 10 Allottee related draft documents i.e., Allotment letter and BBA needs to be revised as per prescribed format. **Status: Not revised** 11 Approval/NOC from various agencies regarding the external services like roads access, water supply,

		sewerage supply and storm water needs to be submitted. **Status: Not submitted** 12 Brochure/advertisement document needs to be submitted. **Status: Not submitted.** 13 Project report needs to be submitted. **Status: Submitted but costing details don't match with DPI. DPI needs to be revised.** 14 Independent Auditor Report along with financial statement for the FY 2022-23 & FY 2020-21 needs to be submitted. **Status: Submitted. As per Independent auditors report and audited balance sheet following noncompliance by company were observed.** • **Auditor made qualified opinion for non compliance of Section 129, 149 & 177 of the Companies Act, 2013** • **Auditor mentioned under Emphasis of Matter, GST liability as non-filing of GST 9 & GST Audit in GST 9C.** • **Auditor mentioned under Key Audit Matter, Demand notice from DDA amounting Rs 1027.46 lakhs against commercial land situated at Jasola Delhi.** • **Auditor mentioned that company has made default in payment of ESI & PF.** • **Auditor mentioned that company has made default in payment of loan amount to Kotak Mahindra bank and India Bulls Housing Finance Ltd declared the loan account as NPA.** 15 CA Certificate for expenditure incurred & to be incurred is mismatch with DPI. DPI needs to be revised. **Status: Revised DPI needs to be submitted** 16 CA certificate for details in REP I are true & correct needs to be submitted. **Status: Not Submitted** 17 CA certificate for non-Default in payment of debt obligation needs to be submitted. **Status: Not Submitted**

		18 Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. **Status: Not Submitted** 19 Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. **Status: Submitted but needs to be revised as master, RERA and free bank account shall be in same bank & branch.** 20 Statement of quarterly expenditure needs to be submitted. **Status: Submitted. Needs to be revised** 21 Statement of quarterly source of funds needs to be submitted. **Status: Submitted. Needs to be revised** 22 Quarterly Net Cash Flow statement needs to be submitted. **Status: Not Submitted** 23 REP-II needs to be revised as OC date is not mentioned. **Status: Submitted but needs to be revised** 24 Creation of charge (CHG) form needs to be submitted. **Status: Promoter states that no loan on the project land** 25 Details of loan from financial institution or banks as mentioned in DPI needs to be submitted. **Status: Not Submitted** 26 Bank undertaking needs to be submitted. **Status: Submitted and needs to be revised, as it should be on letter head of bank with project name, account number and all three-bank account shall also be in same bank & branch.** 27 Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules. **Status: Board resolution for operation of bank account of Master & Free bank account shall needs to be submitted.** 28 QPR for the quarter ending December 2024 needs to be submitted. **Status: Not submitted** 29 Financial plan for completion of the project including the details of amount spent on construction of the project

			and balance amount required to be spent for the completion along with clarification the source of additional funds ned to be submitted. **Status: Submitted. Details of secured and unsecured loans mentioned in additional sources need to be provided.**

Recommendation: The application for extension of registration u/s 6 of the Act of 2016 submitted by the promoter has been examined and all the requisite documents are found to be in order except the deficiencies listed above at S. No. 36. It is recommended that the Authority may consider for grant of extension of the registration certificate up to one year till 29.06.2025 subject to the submission of above deficit documents.

(Asha)
Chartered Accountant

(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 27.01.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Rajeev Notiyal (CA) and Sh. Manish Prakash (GM Legal) are present on behalf of the promoter and states that the renewal of building plans of Tower B and Tower C has already been applied to DTCP. The building plans of the remaining tower, i.e., Tower A are valid till 25.12.2028.

Approved as proposed subject to rectification of minor deficiencies as already pointed out. The certificate of extension of registration shall be issued after the rectification of above deficiencies.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA

