HARERA
GURUGRAM
सत्यमेव जयते

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

Flora Avenue 88A
TEMP ID- RERA-GRG-1846-2024

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details	
1.	Name of the project	Flora Avenue 88 A	
2.	Name of the promoter	M/s GCC Infra	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 88A, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of license holder	M/s GCC Infra	
7.	Status of project	Ongoing	
8.	RERA Registration No.	18 of 2023	
9.	Validity of Registration Certificate	Valid From 23.01.2023	31.12.2024
10.	Date of receipt of application for extension	30.12.2024	
11.	Whether extension of registration applied for whole/phase	Whole Project	
12.	Extension applied till	31.12.2025	
13.	Online extension ID	RERA-GRG-PROJ-1846-2024	
14.	Registration Temp ID	RERA-GRG-PROJ-1145-2022	
15.	QPR status	For RC 18 of 2023 – All QPR's submitted	
16.	4(2)(l)(D) reports status	For RC 18 of 2023 - Submitted for all FY	
17.	Other conditions of RC	For RC No.- 18 of 2023 Approved Service plans & Estimates- Delay of 8 days Approved Zoning plan- Within time RC compliance matter disposed of.	
18.f	4(2)(l)(C) compliance	Applied u/s 6	
19.	Status of change of bank account	Applied on: 04.12.2024 No final approval has been granted by the authority till date.	
20.	Details of proceedings pending against the project	RERA-GRG-2896-2023- SCN for revocation of RC due to non-compliance- Disposed of	
21.	Number of units	182: Residential + 1: Commercial	
22.	Present stage of completion (%)	98.97% (As per latest QPR submitted)- December 2024	
23.	Total Project cost	133.09 Cr	
24.	Project expenditure so far	131.71 Cr	
25.	Estimated expenditure for completion so far	1.38 Cr	
26.	License no.	15 of 2017 dated 02.05.2017	valid upto 01.05.2025

27.	**Total licensed area**	14.4125 acres	**Area for extension of registration**	14.4125 acres

28.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No	**Particulars**	**Date of approval**	**Validity up to**
	i)	License Approval	05 of 2023 dated 06.01.2023 126 of 2022 dated 17.08.2022	05.01.2028 16.08.2027
	ii)	Layout Plan Approval	8913 dated 10.01.2023	
	iii)	Zoning Plan Approval	Drg. No. DGTCP 8982 dated 07.02.2023	
	iv)	Environmental Clearance	Not applicable	
	v)	Airport height clearance	Not applicable	
	vi)	Fire scheme approval	Not applicable	
	vii)	Service plans and estimates approval	Memo no. LC-4672-B/JE(SB)/2023/1239 dated 01.05.2023	

29.	**Reasons for delay**	The electricity connection is pending due to ongoing substation work by DHBVN. We have been informed that the connection will be provided as soon as load is cleared by DHBVN.
30.	**Fee details**	
	Registration fee	(41277.129 x 10) = Rs 4,12,771 (1719.656 x 20) = Rs 34,393 **Total= Rs 4,47,164/-**
	Late Fee	N/A
	Processing fee	42996.785 x 10= Rs 4,29,968/-
	Total Fee	**Rs. 8,77,132/-**
	Registration fee to be adjusted (Paid at the time of registration of 7.375 acres)	**Rs 3,10,414/-**
	Total fees to be paid	**Rs 5,66,718/-**
	Extension Fee (Half of Registration fee)	4,47,164/2= Rs 2,23,582 /-
	Processing fee	42996.785 x 10= Rs 4,29,968/-
	Late fee	150%* Rs 2,23,582 /-= Rs 3,35,373/-
	Total fee	**Rs 9,88,923/-**
	Total fee (Registration + Extension)	**Rs 15,55,641/-**
31.	**DD amount submitted at the time of registration**	Rs 3,10,414/- Rs 2,98,476/- Rs 1,36,755/- Rs 1,31,525/- Rs 2,98,475/-

	DD no. and date	005459 dated 25.08.2022 005460 dated 25.08.2022 (Both the DDs are submitted at the time of registration u/s 4 for 7.3750 acres)-Written for verification only 005599 dated 10.01.2023 005597 dated 10.01.2023 005600 dated11.01.2023
	Name of the bank issuing	HDFC Bank
	DD Amount submitted for extension	Rs 4,27,818/-
	DD/RTGS no. and date for extension	006234 dated 18.12.2024 006263 dated 22.01.2025
	Name of the bank issuing	HDFC Bank
	Total fee paid	Rs 15,55,641/-
	Deficient amount	No deficit fees
32.	**File Status**	**Date**
	File received on	30.12.2024
	First notice Sent on	20.01.2025
	1st hearing on	27.01.2025
	2nd hearing on	10.02.2025
	3rd hearing on	11.02.2025

25. Case History: -

The Promoter M/s GCC Infra for the extension of registration of real estate project namely "Flora Avenue 88 A" located at Sector-88A, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 84496 dated 30.12.2024 and EPIN 6-140. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1846-2024. The total project area for the extension of registration is 10.6250 acres part of vide license no – 05 of 2023 dated 06.01.2023 valid upto 05.01.2028 & 126 of 2022 dated 17.08.2022 valid upto 16.08.2027.

Earlier, the Authority granted registration no. 96 of 2022, dated 27.10.2022, to the promoter M/s GCC Infra for a 7.3750acre plot falling under license no. 126 of 2022, dated 01.08.2022. Subsequently, the promoter obtained an additional license, no. 05 of 2023, dated 06.01.2023, for an area measuring 3.25 acres, along with a revised layout of 10.625 acres from the DTCP.

Accordingly, the entire licensed area of 10.625 acres was registered by the Authority under RC No. 18 of 2023, dated 23.01.2023, which is valid until 31.12.2024. This registration certificate supersedes the earlier registration no. 96 of 2022, dated 27.10.2022, granted for a portion of the land.

Further, the application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/140 dated 20.01.2025 was issued to the promoter with an opportunity of being heard on 27.01.2025.

On 27.01.2025, The matter is adjourned and to come up on 10.02.2025.

On 10.02.2025, The matter is adjourned and to come up on 11.02.2025.

	It is noted that the promoter is using the logo of M/s Breeze Builders and Developers in every document which is placed on the letter head of the company. The status of the documents is mentioned below:	
26.	**Present compliance status as on 11.02.2025 of deficit documents as conveyed in deficiency notice issued on 20.01.2025.**	1. Deficit fee of Rs 5,61,068/- needs to be submitted. **Status: Submitted, vide DD No. 006263 dated 22.01.2025.** 2. The supporting documents of REP- V form needs to be submitted. **Status: Submitted** 3. Corrections in online DPI needs to be done. **Status: Not submitted** 4. Original registration certificate needs to be submitted. **Status: Submitted** 5. Copy of approved service estimates and plans along with sanction letter from DTCP, needs to be submitted. **Status: Submitted, vide memo no. LC-4672-B/JE(SB)/2023/12397 dated 01.05.2023.** 6. Copy of mutation, jamabandi and aks shijra duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted. **Status: Submitted** 7. Copy of information to revenue department needs to be submitted. **Status: Submitted** 8. Land title search report by the Advocate certified on the latest date incorporating the bar enrolment number needs to be submitted. **Status: Not submitted** 9. Approval NOC from concerned agency for connecting external services like road access needs to be submitted. **Status: Not submitted, whereas promoter states that the project is already connected with 24m, 60m wide sector road and revenue road. The promoter is also submitting the sectoral plan of the area in which project falls in which the connecting roads are marked by the promoter.** 10. Demarcation plan needs to be submitted. **Status: Submitted** 11. Copy of draft application form, allotment Letter, BBA, conveyance deed and payment receipt need to be revised. **Status: Not submitted**

		12. Copy of DD submitted at the time of registration needs to be submitted. **Status: Submitted** 13. Draft brochure and advertisement need to be revised as the promoter is using the logo of breeze builders and developers. **Status: Submitted, but needs to revised.** 14. Cost of land amounting to Rs 8851.14 lakhs needs to be clarified according to area i.e. 10.625 acres applied for extension along with supporting documents. **Status: Submitted, but needs to be revised.** 15. Details of interest to financial institution amounts to Rs 991.50 lakhs, financial resources from loan from other sources amounts to Rs 15 lakhs and from Others amounts to Rs 997.91 lakhs needs to be submitted. **Status: The promoter has been paid an amount of interest of Rs. 991.50 lakh to the lender. Further, the loan amount has been repaid. So, the NOC from the lender for closure of loan needs to be submitted.** 16. REP II needs to be revised as land encumbrance details is missing. **Status: Submitted.** 17. Bank Undertaking dated 18.12.2024 needs to be revised as project name is missing in Free A/c. Approval for change in bank account needs to be submitted as difference in Free A/c number mentioned in RC 18 of 2023 dated 23.01.2023 as 57500000881192 whereas per Bank Undertaking Free A/c is 5020001662882. **Status: Bank undertaking needs to be revised and final approval of change in bank account needs to be submitted.** 18. CA Certificate dated 27.12.2024 of non-default in payment of debt & statutory liabilities needs to be revised. CA Certificate for financial & inventory details needs to be revised. **Status: Submitted, but needs to be revised.** 19. Project Report, statement of quarterly source of funds and quarterly net cash flow statement needs to be revised. **Status: Submitted, but needs to be revised.** Challan and Schedule of payment of IDC, EDC, License Fee, 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 in original. **Status: Copy of paid challan of EDC, IDC ,License fee and conversion charges has been submitted by the promoter. an amount of EDC has been fully paid by the promoter. Hence no need to submit the undertaking.**
	27. Remarks	1. Corrections in online DPI needs to be done. 2. Land title search report by the Advocate certified on the latest date incorporating the bar enrolment number needs to be submitted. 3. Approval NOC from concerned agency for connecting external services like road access needs to be submitted. **Status: Not submitted, whereas the promoter states that the project is already connected with 24m, 60m wide sector road and revenue road. The promoter is also submitting the sectoral plan of the area in which project falls in which the connecting roads are marked by the promoter.** 4. Copy of draft application form, allotment Letter, BBA, conveyance deed and payment receipt need to be revised. 5. Draft brochure and advertisement need to be revised as the promoter is using the logo of breeze builders and developers. **Status: Submitted, but needs to revised.** 6. Cost of land amounting to Rs 8851.14 lakhs needs to be clarified according to area i.e. 10.625 acres applied for extension along with supporting documents. 7. Details of interest to financial institution amounts to Rs 991.50 lakhs, financial resources from loan from other sources amounts to Rs 15 lakhs and from Others amounts to Rs 997.91 lakhs needs to be submitted. 8. Bank Undertaking dated 18.12.2024 needs to be revised as project name is missing in Free A/c. Approval for change in bank account needs to be submitted as difference in Free A/c number mentioned in RC 18 of 2023 dated 23.01.2023 as 57500000881192 whereas per Bank Undertaking Free A/c is 5020001662882. 9. CA Certificate dated 27.12.2024 of non-default in payment of debt & statutory liabilities needs to be revised. CA Certificate for financial & inventory details needs to be revised.

		10. Project Report, statement of quarterly source of funds and quarterly net cash flow statement needs to be revised. 11. Challan and Schedule of payment of IDC, EDC, License Fee, 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 in original.

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 deficiencies pending in S. No. 27.

It is recommended that the Authority may consider the grant of extension of registration subject to the submission of deficiencies pointed out above.

On leave **(Asha)** **Chartered Accountant**	Deepika **(Deepika)** **Planning Executive**
Day and Date of hearing	Tuesday and 11.02.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 11.02.2025

Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Ramesh Kumar Yadav (AR) and Sh. Anshul Thakur (AR) are present on behalf of the promoter states that after completion of the services, CC has been applied on 26.11.2024.

Approved as proposed subject to correction in the deficiencies pointed above.

(Ashok Sangwan)
Member, HARERA

V.I

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA