Elevate Phase-II
RERA-GRG-1786-2024

Hearing brief for extension of project registration u/s 6

S.No	Particulars	Details	
1.	Name of the project	Elevate Phase-II	
2.	Name of the promoter	M/s Heritage Max Realtech Pvt. Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector- 59, Gurugram	
5.	Legal capacity to act as a promoter	Beneficial Interest Permission Holder	
6.	Name of license holder	M/s BTVS Buildwell Pvt. Ltd., M/s Aspirant Builders and others	
7.	Name of the collaborator	M/s Buzz Hotels Pvt. Ltd.	
8.	Status of project	Ongoing	
9.	RERA Registration No.	27 of 2021	
10.	Validity of Registration Certificate	Valid From 22.06.2021	Valid up to 31.01.2025
11.	Date of receipt of application for extension	28.10.2024	
12.	Whether extension of registration applied for whole/phase	Phase	
13.	Extension applied till	30.01.2026	
14.	Online extension ID	RERA-GRG-1786-2024	
15.	Registration Temp ID	RERA-GRG-710-2020	
16.	QPR status	Submitted	
17.	4(2)(l)(D) reports status	2021-2024- Submitted	
18.	Compliance of RC conditions	N/A	
19.	4(2)(l)(C) compliance	N/A	
20.	Status of change of bank account	N/A	
21.	Details of proceedings pending against the project	N/A	
22.	Total cost of the project	Rs. 543.49 crore	
23.	Expenditure Incurred so far	Rs. 420.81 crore	

24.	**Expenditure to be Incurred**	Rs. 122.68 crore		
25.	**License no.**	16 of 2008 dated 31.01.2008		Valid up to 30.01.2025 **(Expired)**
		28 of 2008 dated 17.02.2008		Valid up to 16.02.2025
		44 of 2011 dated 13.05.2011		Valid up to 12.05.2029
26.	**Total licensed area**	34.0175 Acres	**Area for extension of registration**	2.97 Acres

27.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License Approval**	16 of 2008 dated 31.01.2008	Valid up to 30.01.2025 **(Expired)**
			28 of 2008 dated 17.02.2008	Valid up to 16.02.2025
			44 of 2011 dated 13.05.2011	Valid up to 12.05.2029
	ii)	**Building Plan Approval**	ZP-409/SD(DK)/2019/10517 dated 25.04.2019	24.04.2024**(Expired)**
	iv)	**Environmental Clearance**	SEIAA/HR/2019/22 dated 18.03.2019	17.03.2029
	v)	**Airport height clearance**	PALM/NORTH/B/090423/783680 dated 18.09.2023	17.09.2031
	vi)	**Fire scheme approval**	FS/2019/18 dated 13.09.2019	
	vii)	**Service plans and estimates approval**	LC-1040-JE(VA)-2021/12199 dated 19.05.2021	

28.	**Reasons for delay**	Provided
29.	**Fee details**	
	Registration fee	Res- 38998.982*1.87*10=₹7,29,281/- Comm-438.185*1.87*20=₹16,389/- Total=₹7,45,670/-
	Processing fee	39437.167*10=₹3,94,372/-
	Extension Fee (Half of Registration fee)	₹3,72,835/-
	Processing fee	39437.167*10=₹3,94,372/-

	Total fee	₹19,07,249/-
30.	**DD Details for registration and extension**	
	DD no. and date for registration	1. 018601 dated 23.02.2021 2. 018603 dated 23.02.2021 3. 018602 dated 23.02.2021
	Name of the bank issuing	HDFC Bank
	Total fee paid at the time of registration	1. ₹₹7,20,500/- 2. ₹4,06,500/- 3. ₹3,90,250/- Total- ₹14,87,250/-
	DD Amount submitted for extension	₹3,90,500/- ₹29,499/- Total- ₹4,19,999/-
	DD no. and date for extension	021208 dated 22.10.2024 021301 dated 20.12.2024
	Name of the bank issuing	HDFC Bank
	Deficient amount	Nil
31.	**File Status**	**Date**
	File received on	28.10.2024
	First hearing on	25.11.2024
	Second hearing on	09.12.2024
	First deficiency notice on	10.12.2024
	Third hearing on	30.12.2024
	First reply submitted on	17.01.2025
	Fourth hearing on	27.01.2025
30.	**Case History: -** The Promoter M/s Heritage Max Realtech Pvt. Ltd. who is a BIP Holder applied for the extension of registration of real estate project namely "Elevate Phase-II" located at Sector-59, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 81680 dated 28.10.2024 and EPIN-129. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-710-2020 and online generated for project extension temp id RERA-GRG-1786-2024. The total licensed area is 34.175 acres and project area for the extension of registration is 2.97 acres vide license no – 16 of 2008 28 of 2008, 44 of 2011.	

	On scrutiny of the application, it was found that there were deficiencies in the application which need to be conveyed to the promoter vide notice no. HARERA/GGM/ERPIN/129 dated 10.12.2024. **Proceeding dated 25.11.2024** The matter is adjourned to 09.12.2024. **Proceeding dated 09.12.2024** The matter is adjourned to 30.12.2024. **Proceeding dated 30.12.2024** The matter is adjourned to 27.01.2025. **Proceeding dated 27.01.2025** Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. S.K. Kaushik (AR) and Sh. Aryan Bhatnagar (AR) are present on behalf of the promoter. The concerned project executive to inspect the site and report within ten days. Further, the promoter to submit renewed building plan for Tower D and E and Commercial component. The matter to come up on 10.02.2025.	
31.	**Present compliance status as on 11.02.2025 of deficient documents as conveyed vide hearing dated 27.01.2025**	1. Correction in REP-V form needs to be submitted. **Status:- Not done** 2. Corrections in online DPI needs to be done. **Status:- Not done** 3. Deficit fee ₹29,499/- need to be submitted. **Status:- Submitted vide DD no. 021301 dated 20.12.202** 4. Copy of renewed license no. 16 of 2008 need to be submitte **Status: - Applied for renewal on 26.11.2024 and fee is paid. Receipt enclosed.** 5. Copy of renewed building plan (BR-III) need to be provided **Status: - Applied for renewal on 24.10.2024 and fee is paid. Receipt enclosed. Application for grant of occupation certificate is also submitted on 07.11.2024 in DTCP, Haryana.** **Further, the promoter states that as per clause no. 4.4 and 4.5 of Haryana Building Code 2017 it is reproduced below:-** **4.4. Re-validation of building plans** *After sanction of building plan, in case the construction could not be started within two years (or five years, as the case may be) or has been started but could not be completed within the*

		stipulated period, the owner/ applicant may apply for the revalidation of building plans before the sanction has lapsed simply by submitting re-validation fee Rs 10/- (rupees ten only) per square meter for the proposed covered area requested for re-validation. This revalidation of building plans be automatically considered from the date of submission of revalidation fee. **4.5. Deemed sanction** *The Competent Authority shall pass an order within a period of twenty days of submission of building plans, accompanied by all necessary documents as mentioned in Code 2.1, either sanctioning or rejecting it. The building plan shall be deemed to be sanctioned, if it is in conformity with building Code and in accordance with the permitted land use of the area and all leviable fee/ charges have been deposited by the applicant but no orders have been passed by the Competent Authority within the specified time.* 6. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. **Status:- Submitted** 7. Details of unsold flats/shops need to be provided. **Status:- Submitted** 8. Copy of Site photographs for the physical status of construction need to be provided. **Status:- Submitted** 9. PERT Chart specifying date of completion needs to be submitted. **Status:- Submitted** 10. Project report need to be provided. **Status:- Submitted** 11. REP-II needs to be provided. **Status:- Submitted** 12. Supporting documents for reasons for delay of the project needs to be submitted. **Status:- Submitted** 13. Copy of DD submitted at the time of registration needs to be provided.

		Status:- Submitted 14. Copy of draft conveyance deed need to be submitted. **Status:- Submitted** 15. Copy of executed BBA and allotment letter needs to be submitted. **Status:- Submitted** 16. Cost of land amounting to Rs 18284.73 lakhs needs to be clarified according to area i.e. 2.9688 acres applied for registration. The area sharing model with landowners in collaboration agreement needs to be submitted. **Status:- Submitted** 17. Clarification/Justification needs to be submitted for difference in project post. Project cost Rs 54394.90 lakhs as per REP-1 (A-H) whereas per QPR it is Rs 44613.50 lakhs. **Status:- Submitted** 18. As per land title search report, promoter has taken a loan of Rs 260 crores from HDFC Bank to develop group housing project Elevate. Loan sanction agreement, repayment schedule and NOC from lender needs to be submitted. REP II needs to be revised. **Status:- Submitted** 19. CA Certificate for expenditure incurred and to be incurred needs to be submitted. **Status:- Submitted** 20. Bank Undertaking dated 27.05.2021 needs to be revised. **Status:- Submitted** 21. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project. **Status:- Submitted** 22. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. **Status:- Submitted** 23. Project report and Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. **Status:- Submitted** 24. Quarterly net cash flow, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. **Status:- Submitted**
	Remarks	1. Correction in REP-V form needs to be submitted.

		2. Corrections in online DPI needs to be done. 3. Copy of renewed building plan (BR-III) need to be provided. 4. Copy of renewed license no. 16 of 2008 need to be submitted

Recommendations:-

The application submitted by the promoter under section 6 of the Act of 2016 along with the requisite documents is found to be in order except for the corrections in REP-V, Online DPI, renewal of building plan (BR-III) and license.

The Authority may consider for the grant of extension of registration subject to the submission of corrected copy of REP-V, Online DPI, renewal of building plan (BR-III) and license.

On leave
(Asha)
Chartered Accountant

(Prachi Singh)
Planning Executive

Day and Date of hearing	Tuesday and 11.02.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

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

Sh. S.K. Kaushik (AR), Sh. M.K. Tripathi (AR) and Sh. Aryan Bhatnagar (AR) are present on behalf of the promoter who is a BIP holder for phase-I and Phase-II. Further, the license renewal has been applied to DTCP and the said license is not part of Phase-II which has been applied for extension under section 6 of the Act, 2016. The OC in respect of the tower is also applied and revalidation fee deposited in respect of the building plan shall be charged at the time of OC.

Approved as proposed subject to corrections in REP-V and DPI.

(Ashok Sangwan)
Member, HARERA

V. I
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA