Smartworld Orchard
M/s Suposhaa Realcon Pvt. Ltd.

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details			
1.	Name of the project	Smartworld Orchard			
2.	Name of the promoter	M/s Suposhaa Realcon Pvt. Ltd.			
3.	Nature of the project	Independent Residential floors			
4.	Location of the project	Sector- 61, Gurugram			
5.	Legal capacity to act as a promoter	Collaborator			
6.	Name of license holder	M/s Auspicious Pvt. Ltd., M/s Adson Software Pvt. Ltd. and others			
7.	Status of project	Ongoing			
8.	RERA Registration No.	92 of 2022			
9.	Validity of Registration Certificate	Valid From 04.10.2022		Valid Up to 31.12.2024	
10.	Date of receipt of application for extension	13.12.2024			
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-1835-2024			
14.	Registration Temp ID	RERA-GRG-PROJ-1121-2022			
15.	QPR status	Submitted			
16.	4(2)(l)(D) reports status	Submitted			
17.	RC Compliance	N/A			
18.	4(2)(l)(C) compliance	Valid and applied for extension u/s 6			
19.	Status of change of bank account	N/A			
20.	Details of proceedings pending against the project	N/A			
21.	Total cost of the project	2015.83 crore			
22.	Expenditure incurred on the project	1978.09 crore			
23.	Expenditure to be incurred	37.74 crore			
24.	License no.	1. 68 of 2021 dated 16.09.2021 2. 62 of 2022 dated 25.05.2022		1. valid upto 15.09.2026 2. valid upto 24.05.2027	
25.	Total licensed area	23.299 Acres	Area for extension of registration	56993.092 sq. m.	
26.	Statutory approvals either applied for or obtained prior to registration				
	S.No	Particulars	Date of approval	Validity up to	

	i)	License Approval	1. 68 of 2021 dated 16.09.2021 2. 62 of 2022 dated 25.05.2022	1. Valid upto 15.09.2026 2. Valid upto 24.05.2027
	ii)	Zoning Plan Approval	Drg. No. DTCP. 8325 dated 25.05.2022	N/A
	iii)	Layout plan approval	Drg. No. DTCP.8324 dated 25.05.2022	N/A
	iv)	Building plan Approval for residential	Email received from DTP Gurugram dated 22.09.2022	21.09.2024**(expired)**
		Building plan Approval for commercial	Memo no. 6363 dated 22.09.2022	21.09.2024**(expired)**
	v)	Environmental Clearance	SEIAA/HR/2022/204 dated 05.04.2023	04.04.2033
	vi)	Fire scheme approval	FS/2022/515 dated 29.12.2022	
	vii)	Service plans and estimates approval	LC-4339-B/JE(VA)/2022/27924 dated 13.09.2022	
27.	Reasons for delay		1. NGT construction ban 2. GRAP 4 construction ban	
28.	Fee details			
	Registration fee		Residential--54192.411*2.64*2.64*10 =37,76,994/- Commercial:- 2801.093*1.75*1.75*20=1,71,567/- Total- ₹39,48,561/-	
	Late Fee		N/A	
	Processing fee		₹14,79,699/-	
	Extension Fee (Half of Registration fee)		₹19,74,281/-	
	Processing fee		₹14,79,699/-	
	Late fee at the time of extension		₹29,61,420/-	
	Total fee		₹1,18,43,660/-	
29.	DD amount submitted at the time of registration		1. Rs. 30,46,300/- 2. Rs. 11,54,000/- 3. Rs. 6,30,400/- 4. Rs. 2,77,600/- 5. Rs. 5,94,522/- 6. Rs. 1,71,600/- 7. Rs. 49,100/- Total- Rs. 59,23,522/-	
	DD no. and date for registration		1. 513091 dated 20.10.2021 2. 513090 dated 28.10.2021 3. 053741 dated 29.08.2022 4. 053740 dated 29.08.2022 5. RTGS KKBKR5202209190065119 dated 19.09.2022	

		6. 053783 dated 15.09.2022 7. 053784 dated 15.09.2022
	Name of the bank issuing	ICICI Bank
	DD Amount submitted for extension	1. Rs. 10,00,000/- 2. Rs. 2,26,480/- 3. Rs. 58,47,500/- Total- Rs. 60,73,980/-
	DD no. and date for extension	1. 510539 dated 13.12.2024 2. 640052 dated 11.02.2025 3. 640046 dated 06.02.2025
	Name of the bank issuing	ICICI Bank and Kotak Mahindra Bank
	Total fee paid	₹1,19,97,502/-
	Processing fee to be forfeited at the time of registration	1,15,384*10= Rs. 11,53,841/-
	Total net amount to be received	Rs. 69,23,522- Rs.11,53,841= Rs. **57,69,681/-**
	Deficit Fee (If any)	Rs. 1,18,43,660- Rs. 57,69,681= ₹60,73,979/- **(Submitted)**
	Deficient amount	Nil
30.	**File Status**	**Date**
	File received on	13.12.2024
	First hearing on	06.01.2025
	Second hearing on	20.01.2025
	Third hearing on	10.02.2025
	Fourth hearing on	11.02.2025
	Deficiency notice sent on	20.02.2025
	Fifth hearing on	24.02.2025
	First reply submitted on	21.02.2025
	Second reply submitted on	10.03.2025

31. Case History:-

The Promoter M/s Suposhaa Realcon Pvt. Ltd. applied for the extension of registration of real estate project namely "Smartworld Orchard" located at Sector-61, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 85953 dated 13.12.2024 and EPIN-135. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1121-2022 and online generated for project extension temp id RERA-GRG-PROJ-1835-2024. The total project area for the extension of registration is 56993.092 sq. m. vide license no – 68 of 2021 dated 16.09.2021 valid upto 15.09.2026 and 62 of 2022 dated 25.05.2022 valid upto 24.05.2027.

The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/135 dated 20.02.2025 was issued to the promoter with an opportunity of being heard on 24.02.2025.

On 06.01.2025, the matter was adjourned to 20.01.2025.

On 20.01.2025, the matter was adjourned to 10.02.2025.

On 10.02.2025, the matter was adjourned to 11.02.2025.

On 11.02.2025, the matter was adjourned to 24.02.2025.

On 11.02.2025, the matter was adjourned to 10.03.2025.

	The promoter has submitted a reply on 21.02.2025 and 10.03.2025 which was scrutinized and the status of documents are mentioned below.	
32.	**Present compliance status as on 17.03.2025 of deficit documents as conveyed in the notice dated 20.02.2025**	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. Deficit fee ₹60,73,979/- need to be submitted. **Status:- Submitted vide DD no. 640052 dated 11.02.2025 ₹2,26,480/- and 640046 dated 06.02.2025 ₹58,47,500/-** 4. Copy of renewed building plans (BR-III) for residential area need to be provided. **Status:- Copy of Occupation certificate vide dated 29.07.2024 is submitted** 5. Copy of renewed building plans (BR-III) for commerical area need to be provided. **Status:-Copy of Occupation certificate vide memo no.4827 dated 30.08.2024 is submitted** 6. Booking list of flats/shops sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no. /shop no., tower no., carpet 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. Project report need to be submitted. **Status:- Submitted** 9. Site photographs for the physical status of construction need to be provided. **Status:- Submitted** 10. PERT Chart specifying date of completion needs to be provided. **Status:- Submitted** 11. Reasons for delay of the project needs to be mentioned along with supporting documents. **Status:- Submitted** 12. Copy of DD submitted at the time of registration needs to be provided. **Status:- Submitted** 13. Copy of executed allotment letter, application form, Builder buyer agreement and payment receipt needs to be submitted. **Status:- Submitted** 14. REP II needs to be provided. **Status:-Submitted** 15. Cost of land amounting to Rs 28714.03 lakhs needs to be clarified according to area i.e. 23.2999 acres applied for extension. Affidavit of area sharing model with landowners needs to be submitted. **Status:-Submitted**

	16. As per Collaboration Agreement dated 27.08.2020, land is mortgaged to IIFL Finance Ltd. Status & details of loan needs to be submitted. **Status:- Foreclosure certificate from IIFL Home Loan and Form CHG-4 submitted which states that charge is satisfied.** 17. Clarification needs to be submitted as EDC, IDC and financial resources not mentioned in DPI along with supporting documents. **Status: - Submitted. Promoter stated that EDC & IDC is included in Land Cost** 18. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. **Status:- Submitted** 19. Bank Undertaking dated 13.10.2021 needs to be revised as bank is not accepting any liability based on bank undertaking and designation of employee signing the bank undertaking is missing. **Status:- Submitted** 20. Clarification/justification needs to be submitted for difference in total project cost mentioned in DPI is Rs 163024.65 lakhs whereas per QPR of quarter ending Sep 2024 is Rs 185287 lakhs. **Status:- Submitted** 21. Following CA Certificate needs to be submitted: a) CA Certificate of financial and inventory details of the project. b) CA Certificate of net worth of promoter on latest date. c) CA Certificate of non-default in payment of debt & statutory liabilities. d) CA Certificate of expenditure incurred and to be incurred. **Status:- Submitted but CA certificate dated 04.01.2025 of non-default needs to be revised.** 22. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. **Status:- Submitted but original NEC dated 13.12.2024 needs to be submitted.** 23. Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. **Status:- Submitted but DPI needs to be revised as construction cost incurred do not match with DPI.** 24. As per license no. 62 of 2022 & 68 of 2021, the license is granted subject to the orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & Others V/s State of Haryana and final outcome of CBI Investigation under process. Status and details of above case and investigation needs to be submitted. **Status:-Submitted**
Remarks	1. Correction in REP-V form needs to be provided. 2. Corrections in online DPI needs to be done.

		3. CA certificate dated 04.01.2025 of non-default needs to be revised. 4. Original NEC dated 13.12.2024 needs to be submitted.

Recommendations: - The application submitted by the promoter for extension of the registration certificate u/s 6 of the Act of 2016 as per details given above is complete and all requisite documents are in order except correction in REP-V form, Online DPI and other documents mentioned above.

It is recommended that the Authority may consider for the grant of extension of registration subject to the submission of corrected copy of REP-V form, Online DPI and other documents mentioned above in the Authority.

(Ashish Dubey)
Chartered Accountant

(Prachi Singh)
Planning Executive

Day and Date of hearing	Monday and 17.03.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 17.03.2025

Ms. Prachi Singh Planning Executive briefed about the facts of the case.

Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AR) and Sh. Bharat Vigmal (AR) are present on behalf of the promoter.

Approved as proposed.

The extension of registration certificate shall be issued after the rectification of the above deficiencies.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA