

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Promoter - M/s Kashish Developers Ltd.
Project - Manor One.
Hearing brief for amendment of registration of project

S.No	Particulars	Details		
1.	Name of the project	Manor One		
2.	Name of the promoter	M/s Kashish Developers Ltd.		
3.	Nature of the project	Group Housing Colony.		
4.	Location of the project	Sector- 111, Gurugram.		
5.	Legal capacity to act as a promoter	Change of developer.		
6.	Name of the license holder	M/s Vinman Constructions Private Limited M/s Elite Villas Private Limited		
7.	Name of Collaborator	M/s Cosmos Infra Engineering India limited.		
8.	Name of change of developer	M/s Kashish Developers Ltd.		
9.	Status of project	Ongoing.		
10.	Whether amendment for registration applied for whole	Whole		
	Phase no. applied	Whole as per the phasing dated 17.09.2024		
	Nature of phase	Group Housing Colony.		
11.	Online application ID	RERA-GRG-PROJ-1763-2024.		
12.	License no.	110 of 2011 dated 14.12.2011		Valid up to 31.12.2024.
13.	Total licensed area	14.843 Acres	Area to be registered	5.65416 acres
14.	Projected completion date			
15.	QPR Compliances	Submitted - Dec 19 to Sep 24. Pending – Dec 24.		
16.	4(2)(I)(D) Compliances	Submitted – 2019-2020 to 2023-2024.		
17.	4(2)(I)(C) Compliances	N/A		
18.	Status of change of bank account	Bank account changed without the permission of the Authority. However, promoter has applied for change of bank account in the Authority on 11.02.2025.		
19.	Details of proceedings pending against the project	N/A		
20.	RC Conditions Compliances	Revalidation/revision in building plans by 31.12.2022. (Revalidation approved on 03.05.2023). Penalty amount of Rs 10 lakhs within 30 days of issuance of the certificate. (The promoter has submitted the penalty of Rs 10 lakhs on 23.12.2022 vide RTGS no IDIBR52022122131398743)		
21.	Total Project cost	Rs. 968.3666 cr.		
22.	Project expenditure so far	Rs. 687.4655 cr.		
23.	Estimated expenditure for completion so far	Rs. 280.9011 cr.		
24.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	110 of 2011 dated 14.12.2011	31.12.2024. (Expired)

ii)	Zoning Approval Plan	DRG. NO. DTCP 10163. dated 02.04.2024.	
iii)	Building Approval plan	ZP-775-II/SD(RD)/2024/35515 dated 20.11.2024	19.11.2029.
iv)	Airport clearance height	PALM/NORTH/B/021924/918027 dated 04.03.2024.	02.03.2032.
v)	Environmental Clearance	SEIAA/HR/2023/425 dated 25.06.2024.	24.06.2034.
vi)	Fire scheme approval	FS/MCG/2014/91 dated 07.07.2021.	
	Revised Fire scheme approval	Not submitted.	
vii)	Service plan and estimate approval	LC-2588-Vol-II/Asstt. (AK)2019/17571 dated 24.07.2019.	
	Revised Service plan and estimate approval	Not submitted.	
25.	Fee Details		
	Registration fee as per the revised building plans dated 20.11.2024	Residential – $1,60,825.42 * 2.74 * 10 = \text{Rs } 44,06,617/-$ Commercial – $293.67 * 2.74 * 20$ $= \text{Rs } 16,093/-$ Total = Rs 44,22,710/-	
	Registration fee as per the old building plans which is to be adjusted now as the promoter has already paid the amount of earlier registered FAR	Residential – $1,02,491.46 * 1.75 * 10 = \text{Rs } 17,93,601/-$ Commercial – $293.67 * 1.75 * 20$ $= \text{Rs } 10,278/-$ Total = Rs 18,03,879/-	
	Balanced registration fee which the promoter needs to pay due to increased FAR as per revised building plans.	$44,22,710 - 18,03,879$ $= \text{Rs. } 26,18,831/-$	
	Processing fee as per the revised building plans dated 20.11.2024.	$1,61,119.09 * 10$ $= \text{Rs. } 16,11,191/-$	
	Total Fee	$26,18,831 + 16,11,191$ $= \text{Rs. } 42,30,022/-$	
	DD amount	Rs. 2,00,000/-	
	DD details	746383 dated 24.10.2024.	
	Name of the bank issuing	Indian Bank	
	Deficit Fee as per the revised building plans dated 20.11.2024 of whole licensed area i.e., 14.843 acres.	$42,30,022 - 2,00,000$ $= \text{Rs. } 40,30,022/-$	

<p>Note - The Registration fees has been claculated as per the revised building plans dated 20.11.2024 and the registration fee as per the old building plans which the promoter has paid at the time of earlier registration has been adjusted now as the promoter has already paid the amount of earlier registered FAR. Processing fees of whole approved FAR i.e., 1,61,119.09 has been charged as the file has been scrutinized for whole licensed area i.e., 14.843 acres.</p>		
26.	File Status	Date
	File received on	25.10.2025.
	First hearing on	18.11.2024
	Second hearing on	02.12.2024
	Third hearing on	06.01.2025
	Fourth hearing on	10.02.2025.
	Fifth hearing on	11.02.2025.
	Sixth hearing on	03.03.2025.
	Deficiency notice on	07.03.2025.
27.	<p>Case History: The promoter i.e., M/s Kashish Developers Ltd has applied for amendment in registration for the project namely "Manor One" situated in Sector -111, Gurugram being developed by M/s Kashish Developers Ltd. on 25.10.2024 in the Authority. After scrutiny of the documents, brief facts of the present case for amendment in registration are as under: -</p> <ol style="list-style-type: none"> 1. The license was granted by DTCP vide no 110 of 2011 dated 14.12.2011 for an area admeasuring 14.843 acres which is renewed up to 13.12.2024. 2. The project was registered with the Authority vide RC no 58 of 2019 dated 24.09.2019 valid up to 31.12.2021 + 6 months Covid = 30.06.2022 {Number of blocks - 12 Towers (A, B1 to B5, C1 to C5, & D) and 1 villa block (E1 to E14)} (Annexure -A). 3. After that, Authority has granted the continuation of registration u/s 7(3) vide RC no 58 of 2019/7(3)/2022/11 dated 22.11.2022 for the period commencing from 01.07.2022 and valid up to 30.06.2027 (Annexure -B). <p>RC conditions -</p> <ul style="list-style-type: none"> • The promoter has to submit the revalidation/revision in building plans by 31.12.2022. (Revalidation approved on 03.05.2023). • The promoter has to submit the penalty amount of Rs 10 lakhs within 30 days of issuance of the certificate. (The promoter has submitted the penalty of Rs 10 lakhs on 23.12.2022 vide RTGS no IDIBR52022122131398743) <ol style="list-style-type: none"> 4. The revised zoning has been approved by DTCP vide Drg no 10163 dated 02.04.2024. 5. The phasing has been approved by the DTCP vide memo no ZP-7751/JD(RD)/2024/29360 dated 17.09.2024. The DTCP has done the phasing in already registered project with the Authority, the revised phasing plan comprises phase 1,2,3 and EWS phase. (Annexure -C). 6. Further approval of revised building plans of group housing colony under TOD policy dated 09.02.2016 for an area admeasuring 14.843 acres has been in principle approved vide memo no ZP-775/JD(RD)/2024/29437 dated 18.09.2024(Annexure-D). 7. The 14 villas earlier registered with the Authority has been changed into 6 towers i.e., E1 to E6 and tower B3 has also been changed. Further EWS was earlier approved for G+5 and now it is proposed as S+7 floors and location of EWS has also been changed. 8. Also, the location of convenient shopping, nursery and primary school, STP, UGT, Green area has also been changed in the proposed revised site plan. <p>Now, the promoter has requested for revision of the areas allocated for phase 1, 2, and EWS only through amendment in existing registration. The promoter further stated that the</p>	



remaining area i.e., phase 3 (new proposed towers, commercial spaces, community facilities and school area) will be registered as a separate phase with the Authority. In this regard it is submitted that the whole area i.e., 14.843 is registered with the Authority vide RC no 58 of 2019 dated 24.09.2019 valid up to 31.12.2021 + 6 months Covid = 30.06.2022 and further continuation of registration u/s 7(3) dated 22.11.2022 which is valid up to 30.06.2027.

Proceedings dated 18.11.2024.

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Vijay Kumar Rai (General Manager), Sh. Om Singh (AR) and Sh. Vaibhav Tyagi (Architect) are present on behalf of the promoter. The promoter to submit the approved revised building plans along with requisite consent of allottees as provided under section 14(2) (ii) of the Act of 2016 before the matter is further processed. The matter to come up on 02.12.2024.

The promoter has submitted a copy of revised approval of building plans (BR-III) obtained vide memo no ZP-775-II/SD(RD)/2024/35515 dated 20.11.2024 and further the promoter has submitted the list of 202 existing allottees and consents of 137 allottees.

Proceedings dated 02.12.2024.

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Vijay Kumar Rai (General Manager), Sh. Om Singh (AR) and Sh. Vaibhav Tyagi (Architect) are present on behalf of the promoter. The Authority observes that DTCP has approved the phasing plan of the area comprising 14.843 acres vide memo no ZP-7751/JD(RD)/2024/29360 dated 17.09.2024 in already registered project with RERA vide registration no 58 of 2019 dated 24.09.2019 valid up to 30.06.2027 where 3rd party rights has been created by the promoter. However, it is noted that DTCP has approved the policy for phasing in licensed colonies and seeking 2/3rd consent from the allottees in case of revision in the layout plan/building plan vide memo no Misc-862/2023/7/1/2023-2TCP/11689-91 wherein it is mentioned about PHASING & ITS APPLICABILITY which is reproduced as below:

For a licensed colony or part of it, which is yet to be registered by RERA (though requiring registration before creation of third-party rights), the coloniser shall disclose to the Director, its plan for development of such colony, or part of it, in phase(s). An undertaking from the coloniser regarding such non-registration of the colony or such part of it shall be considered adequate along with such disclosure.

Further, it has been observed that major changes have been approved in the revised building plans by the Department of Town and Country Planning vide memo no ZP-775-II/SD(RD)/2024/35515 dated 20.11.2024.

Keeping in view of the above, the Authority decides to seek confirmation /clarification from DTCP to this effect before further considering the matter.

The matter to come up on 06.01.2025.

The letter to DTCP has been dispatched vide memo no PA/Secy/2024/253 dated 13.12.2024.

On 06.01.2025, the matter is adjourned to 10.02.2025.

On 10.02.2025, the matter is adjourned to 11.02.2025.

On 11.02.2025, the matter is adjourned to 03.03.2025.

Proceedings dated 03.03.2025.

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.

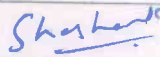
	<p>Sh. Vijay Kumar Rai (General Manager), Ms. Rekha Garg (AR) are present on behalf of the promoter.</p> <p>The AR of the promoter states that the requisite clarification issued by DTCP will be submitted by tomorrow in the Authority and seeks one week adjournment. Meanwhile, office is directed to scrutiny the file for amendment in continuation of registration and issue the deficiency notice within 3 days.</p> <p>The matter to come up on 10.03.2025.</p> <p>The DTCP has submitted the clarification vide memo no ZP-775(SD(RD))/2025/7765 dated 04.03.2025 which is received in the Authority on 05.03.2025 wherein, he stated that as per clause 1.1(i) & (ii) allows for fresh RERA registration where benefit of additional FAR under TOD/TDR or any other applicable policy sought to be availed over completed/registered phase. The developer i.e., M/s Kashish Developers Ltd. was granted permission for enhancement of FAR under Transit Oriented Development (TOD) policy dated 09.02.2013 vide memo dated 07.07.2023.</p> <p>Subsequently the request for revision in Building Plans and approval of Phasing Plan on account of availing additional FAR against TOD was received and accordingly, the phasing plan was approved vide memo no. ZP-7751/JD(RD)/2024/29360 dated 17.09.2024 bearing drawing no. 10486 as per provisions of clause 1.1(ii) of the policy and the building plans were revised only after getting the consent of more than 2/3rd allottees as per policy dated 24.04.2023.</p> <p>As per the directions of the Authority the file has been scrutinized for amendment in registration and deficiency notice has been dispatched on 07.03.2025.</p>
<p>28.</p>	<p>Present compliance status as on 10.03.2025 of deficit documents as per the deficiency notice dated 07.03.2025.</p> <ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Deficit fees of Rs. 40,30,022 /- needs to be submitted. 4. Renewal of license no 110 of 2011 needs to be submitted. 5. Revised fire scheme approval needs to be submitted. 6. Revised service plans and estimates needs to be submitted. 7. Revised electrical load availability connection needs to be submitted. 8. Copy of 2/3rd consent of existing unique allottees needs to be submitted. 9. As there are revisions in building plans, hence the changes made in the revised building plans in tabular form and duly marked on site plan needs to be submitted. 10. List of sold/ unsold inventory of whole licensed area i.e., 14.843 acres needs to be submitted with particulars mentioned in sold inventory i.e. name of customer, tower no., total sale, value of Unit, amount to be received from customer. 11. Mutation, jamabandi, akshjra certified on latest dates needs to be submitted. 12. Land title search report on latest dates needs to be submitted. 13. The area sharing model as per the collaboration agreement needs to be clarified.

	<p>14. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted.</p> <p>15. Road access permission and huda construction water NOC needs to be submitted.</p> <p>16. Draft Brochure and advertisement need to be submitted.</p> <p>17. PERT chart needs to be submitted.</p> <p>18. Draft conveyance deed needs to be submitted.</p> <p>19. Site photographs showing the construction status of the project needs to be submitted.</p> <p>20. Draft allottees documents i.e., allotment letter, BBA and as per prescribed format needs to be revised.</p> <p>21. Cost of the land i.e., Rs 9014.74 lakhs needs to be clarified according to the area applied for the registration is 8.2495 acres. Affidavit of area sharing model with landowners in collaboration agreement needs to be submitted.</p> <p>22. REP II needs to be revised as land is encumbered to SWAMIH Investment Fund I and details of SWAMIH Investment Fund I needs to be submitted.</p> <p>23. Clarification needs to be submitted as taxes, cess, administrative cost not mentioned. Details of any other cost needs to be submitted. DPI needs to be revised as financial resources details are not mentioned.</p> <p>24. As per Supplementary Collaboration Agreement, there are numerous legal proceedings ongoing before RERA, NCLT, NCDRC, Economic Offence Wing, District Courts, and High Courts. Details needs to be submitted.</p> <p>25. As per REP 1 (A-H), bank account is in Axis Bank, whereas per Registration Certificate issued u/s 7(3) bank account is in Indian Bank and as per Affidavit u/s 4(2)(I)(D) bank account is in HDFC Bank. Approval for change in Bank Account needs to be submitted.</p> <p>26. Independent auditors report along with audited financial statement needs to be submitted for the financial year 2021-2022, 2022-23 and 2023-24.</p> <p>27. Original CA Certificate for non-default dated 24.10.2024 needs to be submitted. CA Certificate for net worth of promoter on latest date needs to be submitted. CA Certificate of financial & inventory details and CA Certificate of expenditure incurred and to be incurred needs to be revised.</p> <p>28. Project Report, Quarterly Net Cash Flow statement, quarterly expenditure statement and statement of quarterly source of funds needs to be submitted.</p> <p>29. Bank Undertaking needs to be submitted.</p>
--	---

Promoter - M/s Kashish Developers Ltd.
 Project - Manor One.

		30. 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)(I)(D) needs to be provided.
		31. QPR of quarter ending December 2024 needs to be submitted.
29.	Remarks	No reply received.

Ashish Dubey
 Chartered Accountant


Shashank Sharma
 Associate Engineer Executive

Day and Date of hearing

Monday and 10.03.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 10.03.2025.

Sh. Shashank Sharma, Associate Engineer Executive and Mr. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Vaibhav Tyagi (Architect), Sh. Anil Kumar (AR) are present on behalf of the promoter and requests for 3 days time to submit the reply to the deficiencies. Further, the AR requests to apply separate for fresh registration of phase -3 only.


The project was registered with the Authority vide RC no 58 of 2019 dated 24.09.2019 valid up to 30.06.2022 (including 6-month covid extension) and further continuation of registration u/s 7(3) was granted to the said project on 22.11.2022 for the period commencing from 01.07.2022 and valid up to 30.06.2027. 3rd party rights have been created on the whole licensed area where phasing has been done along with the revisions in building plans. Although a clarification from DTCP has been received wherein he states that the phasing plan was approved vide memo no. ZP-7751/JD(RD)/2024/29360 dated 17.09.2024 bearing drawing no. 10486 as per provisions of clause 1.1(ii) of the policy and the building plans were revised only after getting the consent of more than 2/3rd allottees as per policy dated 24.04.2023.

In view of the above, Authority is of the view that file for amendment of the entire licensed area i.e., 14.843 acres is required to be considered only as the 3rd party rights have been created on the entire licensed area and further directs that a two-week public notice be issued in three prominent newspapers (two english and one hindi) of wide circulation for inviting objections, if any, regarding revision in the building plans.

The matter to come up on 07.04.2025.


(Ashok Sangwan)
 Member, HARERA


(Vijay Kumar Goyal)
 Member, HARERA


(Arun Kumar)
 Chairman, HARERA



HARERA
GURUGRAM

Promoter - M/s Kashish Developers Ltd.
Project - Manor One.