**Promoter Name: M/s Perfect Buildwell Pvt. Ltd.**
**Project Name: Zara Aavaas 3**

| PROJECT HEARING BRIEF FOR EXTENSION OF REGISTRATION U/S 6 | | |
|---|---|---|
| **S.No** | **Particulars** | **Details** |
| 1. | **Name of the project** | Zara Aavaas-3 |
| 2. | **Name of the promotor** | M/s Perfect Buildwell Pvt Ltd. |
| 3. | **Nature of the project** | Affordable Group Housing colony. |
| 4. | **Location of the project** | Sector-104, Gurugram. |
| 5. | **Legal capacity to act as a promoter** | License holder. |
| 6. | **Name of the license holder** | 1. Sh. Gian Prakash Sh. Raghunandan Kumar Sh. Raj Kumar Ss/o Sh. Ram Kishan<br>2. Smt. Premvati wd/o Pawan Kumar<br>3. Navneet Kumar Ss/o Sh. Bhagat Sarup<br>4. Smt. Jyoti Garg wd/o Aditya Garg<br>5. Sh. Rajat Kumar Ss/o Sh. Mohinder Kumar |
| 7. | **Name of the Collaborator** | M/s Perfect Buildwell Pvt Ltd. |
| 8. | **Whether registration applied for whole** | Whole. |
| 9. | **Status of project** | New |
| 10. | **Online Application ID** | RERA-GRG-1592-2024 |
| 11. | **Date of completion of project as per REP-II/4(2)(l)(c)** | Not Submitted. |
| 12. | **QPR Compliance (If applicable)** | Submitted – Dec 21 to Dec 23. |
| 13. | **4(2)(l)(d) Compliance (If applicable)** | Not Submitted. |
| 14. | **4(2)(l)(c) compliance** | N/A |
| 15. | **Status of change of bank accounts** | **No Change.** |
| 16. | **Compliance of RC Conditions** | 1. Environmental Clearance<br>2. Approved Service plans and estimates |
| 17. | **Details of proceedings pending against the project** | **1. RERA-GRG 3650-2022**<br>Show cause notice for non-submission of quarterly progress report. |



**Email:** hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament
भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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| | | Status – Submitted.<br>2. **RERA-GRG 4453-2022**<br>Show cause notice for revocation of registration of u/s 7(1) of the Act of 2016.<br>Status – Pending. | | |
| 18. | **License no.** | 72 of 2019 dated 02.07.2019. | | Valid up to 01.07.2024 |
| 19. | **Total licensed area** | 8.3125 Acres | **Area to be registered** | 2.2813 acres |
| 20. | **RC No** | 32 of 2021 dated 27.07.2021 valid up to 01.07.2024. | | |
| 21. | **Fee Details** | | | |
| | Registration fee | 20,353.256*10*2.28<br>Rs. 4,64,054/-<br>663.061*1. 78*20<br>=Rs. 23,605/-<br>=Rs. 4,87,659/- | | |
| | Processing fee | 21,016.317*10<br>= Rs. 2,10,163/- | | |
| | Extension Fee (Half of Registration fee) | = 4,87,659/2<br>= Rs. 2,43,829/- | | |
| | Processing fee for extension | 21,016.317*10<br>= Rs. 2,10,163/- | | |
| | Late fee | N/A | | |
| | **Total fee** | Rs. 11,51,814/- | | |
| | DD amount submitted at the time of registration | Rs. 2,10,196/-<br>Rs. 4,87,688/-<br>Total – Rs. 6,87,884/- | | |
| | DD no. and date for registration | 052895 dated 21.01.2021.<br>052896 dated 21.01.2021. | | |
| | Name of the bank issuing | Axis Bank | | |
| | DD Amount submitted for extension | Rs. 2,10,176/-<br>Rs. 4,87,688/-<br>Total – Rs. 6,87,864/- | | |
| | DD no. and date for extension | 063686 dated 16.03.2024.<br>063685 dated 16.03.2024. | | |
| | Name of the bank issuing | Axis Bank | | |
| | Deficient amount | 13,75,748 – 11,51,814<br>= Rs. -2,23,934<br>NIL | | |
| 22. | **Statutory approvals either applied for or obtained prior to registration** | | | |

| | S.No. | Particulars | Date of approval | Validity up to |
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| | i) | License Approval | 72 of 2019 dated 02.07.2019 | 01.07.2024 |
| | iii) | Building plan Approval | ZP-1005/SD(DK)/2021/15532 dated 01.07.2021 | 30.06.2026. |
| | iv) | Environmental Clearance | Not provided | |
| | v) | Airport height clearance | PALM/NORTH/B/072919/419655 dated 26.08.2019 | 25.08.2027 |
| | vi) | Fire scheme approval | FS/2021/41dated 19.07.2021. | |
| | vii) | Service plan and estimate approval | Not Provided | |
| | viii) | Electricity load availability connection | Not provided. | |
| 23. | File Status | | Date | |
| | Project received on | | 19.03.2024 | |
| | First notice sent on | | 10.04.2024 | |
| | First hearing on | | 15.04.2024 | |
| | Documents Submitted on | | 16.04.2024 | |
| | Second hearing on | | 29.04.2024 | |
| | Third hearing on | | 27.05.2024 | |

**24. Case History:**

An application for extension of registration of affordable group housing colony namely "Zara Aavaas - 3" situated at Sector-104, Gurugram, Haryana being developed by M/s Perfect Buildwell Pvt Ltd. was submitted on 19.03.2024 under section 6 of Real Estate (Regulation and Development), Act 2016.

This application for registration falls under license no. 72 of 2019 dated 02.07.2019 valid up to 01.07.2024 for area admeasuring 2.8123 acres and the project had been registered with the Authority vide RC no 32 of 2021 dated 27.07.2021 valid up to 01.07.2024.

On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter via notice dated 10.04.2024.

**Proceedings dated 15.04.2024.**

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

Sh. Neeraj Kumar (AR) is present on behalf of the promoter and seeks two-week time to rectify the deficiencies.

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| | The AR of the promoter is directed to submit the complete details of the sold and unsold units (Residential and commercial both) along with total amount received from the allottees and the balance amount yet to be received from them.<br>The matter to come up on 29.04.2024.<br><br>The promoter has submitted a document dated 16.04.2024 in the Authority wherein details of sold and unsold inventory has been given.<br>Total Residential Units – 320 (Sold – 313, Unsold -07).<br>Total Commercial Units – 37 (Sold – 1, Unsold -36).<br>**Proceedings dated 29.04.2024.**<br>Sh. Shashank Sharma, Associate Engineer Executive and Ms. Suruchi Pandey briefed about the facts of the project.<br>Sh. Neeraj Kumar (AR) is present on behalf of the promoter and seeks two weeks time to comply with the deficiencies already conveyed. Further, the AR of the promoter states that OC for th phase-I i.e., Zara Aavaas – 1 has been obtained and the application of Zara aavaas-2 is applied u/s 7(3) in the Authority and near about 20 labours are working on the site for the project applied for extension of registration i.e., Zara Aavaas-3.<br>Keeping in view of the above, the Authority decides that the promoter shall submit the complete account statement of the project since the inception of the accounts within 3 days in the Authority and further directed to remove the deficiencies mentioned above.<br>The matter to come up on 27.05.2024.<br><br>**Proceedings dated 27.05.2024.**<br>Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey briefed about the facts of the project.<br>Sh. Neeraj Kumar (AR) is present on behalf of the promoter. The AR of the promoter states that they will rectify the deficiencies within a week along with the complete account statement of the project since the inception of the accounts. The concerned AEE is directed to visit the site and check the status of the construction work going on. The director/promoter of the company to be present on the next date of the hearing to apprise the authority the status of works completed at the site along with the pending work and the schedule of their completion.<br>The matter to come up on 10.06.2024.<br><br>Accordingly, the site of the project was visited on 07.06.2024 and it was observed that 25-30 labours were working on the site of the project. | |
| 25. | **Present compliance status as on 07.06.2024 of deficient documents as observed in the last hearing dated 27.05.2024** | 1. Correction in REP-V form needs to be done. Status – Not Submitted.<br>2. Correction in online DPI needs to be done. Status – Not Submitted.<br>3. Reasons for delay of the project needs to be mentioned along with supporting documents. |

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| | | Status – Not Submitted.<br>4. Environmental clearance needs to be submitted.<br>Status – Not Submitted.<br>5. Approved service plans and estimates needs to be submitted.<br>Status – Not Submitted.<br>6. All the approved plans need to be submitted.<br>Status – Not Submitted.<br>7. Mutation, jamabandi and Akshjra certified on latest dates needs to be submitted.<br>Status – Not Submitted.<br>8. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted.<br>Status – Not Submitted.<br>9. Electrical load approval needs to be submitted.<br>Status – Not Submitted.<br>10. Information to revenue department needs to be submitted.<br>Status – Not Submitted.<br>11. Land title search report needs to be submitted.<br>Status – Not Submitted.<br>12. Site photographs for the physical status of construction needs to be submitted.<br>Status – Not Submitted.<br>13. PERT Chart needs to be submitted.<br>Status – Not Submitted.<br>14. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.<br>Status – Not Submitted.<br>15. REP -II needs to be revised.<br>Status – Submitted but needs to be revised.<br>16. Draft allotment letter, draft BBA and draft conveyance deed need to be submitted.<br>Status – Not Submitted.<br>17. MOA, AOA, COI, PAN, TAN, GST of company and if in case of name change of entity then COI in new name of company needs to be submitted.<br>Status – Not Submitted.<br>18. KYC of all directors, MEP, Authorized signatory, Consultants needs to be submitted. |

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| | | Status – Not Submitted.<br>19. Supporting documents for land cost need to be submitted.<br>Status – Not Submitted.<br>20. CA Certificate needs to be uploaded in QPR.<br>Status – Not Submitted.<br>21. CA Certificate for REP I needs to be submitted.<br>Status – Not Submitted.<br>22. Financial statements for last three years of promoter needs to be submitted. If there are any financial obligations, statutory dues then details need to be submitted.<br>Status – Not Submitted.<br>23. If there are any other adverse financial position, then clarification needs to be submitted.<br>Status – Not Submitted.<br>24. CA certificate for non-default in payment of debt obligations is needs to be submitted.<br>Status – Not Submitted.<br>25. Bank undertaking needs to be revised as employee Id is not mentioned and account should be in the name of Project.<br>Status –Submitted but needs to be revised as account title of 30% accounts needs to change.<br>26. CA Certificate for expenditure to be incurred and expenditure incurred till date needs to be submitted.<br>Status – Not Submitted.<br>27. Project report with costing details needs to be submitted.<br>Status – Not Submitted.<br>28. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be provided.<br>Status –Submitted but needs to be revised.<br>29. Original copy of Financial and inventory details certified by CA needs to be provided.<br>Status – Not Submitted.<br>30. CA certificate for Net worth of promoter needs to be submitted.<br>Status – Not Submitted. |

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| | | 31. Schedule and Challan copy of IDC, EDC needs to be submitted.<br>Status – Challan provided but not matched with DPI.<br>32. Quarterly expenditure statement needs to be submitted.<br>Status – Not Submitted.<br>33. Statement of Quarterly source of fund needs to be submitted.<br>Status – Not Submitted.<br>34. Cash Flow statement needs to be submitted.<br>Status – Not Submitted.<br>35. Board resolution duly acknowledged for operation of bank account is needs to be submitted with properly specifying same to be 70% collection account as per RERA rules.<br>Status – Not Submitted.<br>36. complete account statement of the project since the inception of the accounts needs to be submitted in accordance of the directions of the Authority in the proceeding dated 29.04.2024<br>Status – Not Submitted. |
| 26. | **Remarks** | 1. Correction in REP-V form needs to be done.<br>2. Correction in online DPI needs to be done.<br>3. Reasons for delay of the project needs to be mentioned along with supporting documents.<br>4. Environmental clearance needs to be submitted.<br>5. Approved service plans and estimates needs to be submitted.<br>6. All the approved plans need to be submitted.<br>7. Mutation, jamabandi and Akshjra certified on latest dates needs to be submitted.<br>8. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted.<br>9. Electrical load approval needs to be submitted.<br>10. Information to revenue department needs to be submitted.<br>11. Land title search report needs to be submitted.<br>12. Site photographs for the physical status of construction needs to be submitted.<br>13. PERT Chart needs to be submitted. |

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| | | 14. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.<br>15. REP -II needs to be revised.<br>16. Draft allotment letter, draft BBA and draft conveyance deed needs to be submitted.<br>17. MOA, AOA, COI, PAN, TAN, GST of company and if in case of name change of entity then COI in new name of company needs to be submitted.<br>18. KYC of all directors, MEP, Authorized signatory, Consultants needs to be submitted.<br>19. Supporting documents for land cost needs to be submitted.<br>20. CA Certificate needs to be uploaded in QPR.<br>21. CA Certificate for REP I needs to be submitted.<br>22. Financial statements for last three years of promoter needs to be submitted. If there are any financial obligations, statutory dues then details need to be submitted.<br>23. If there are any other adverse financial position, then clarification needs to be submitted.<br>24. CA certificate for non-default in payment of debt obligations is needs to be submitted.<br>25. Bank undertaking needs to be revised as employee Id is not mentioned and account should be in the name of Project.<br>26. CA Certificate for expenditure to be incurred and expenditure incurred till date needs to be submitted.<br>27. Project report with costing details needs to be submitted.<br>28. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be provided.<br>29. Original copy of Financial and inventory details certified by CA needs to be provided.<br>30. CA certificate for Net worth of promoter needs to be submitted.<br>31. Schedule and Challan copy of IDC, EDC needs to be submitted.<br>32. Quarterly expenditure statement needs to be submitted.<br>33. Statement of Quarterly source of fund needs to be submitted. |

HARERA
GURUGRAM

Promoter Name M/s Perfect Buildwell Pvt. Ltd.
Project Name Zara Aavaas 3

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| | | 34. Cash Flow statement needs to be submitted.<br>35. Board resolution duly acknowledged for operation of bank account is needs to be submitted with properly specifying same to be 70% collection account as per RERA rules.<br>36. complete account statement of the project since the inception of the accounts needs to be submitted in accordance of the directions of the Authority in the proceeding dated 29.04.2024 |

(Ashish Dubey)
Chartered Accountant

(Neeraj Gautam)
Associate Architectural Executive

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| **Day and Date of hearing** | Monday and 10.06.2024 |
| **Proceeding recorded by** | Sh. Ram Niwas |

**PROCEEDINGS OF THE DAY**

Proceedings dated 10.06.2024.

Ar. Neeraj Gautam (Associate Architectural Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case.

Sh. Shankar Jha (AR), Sh. Neeraj Kumar (AR), Sh. Vipul Sachdeva (Promoter) and Sh. Dilip Kumar (AR) are present on behalf of the promoter.

The AR of the promoter requests more time to submit the deficit documents in the Authority.

The promoter is directed to submit the details of amount collected and to be collected with respect to the allotted units of the project, details of units sold, unsold and cancelled in the project alongwith other deficit documents.

The matter to come up on 05.08.2024.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA