

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
13.	Total licensed area	14.843 Acres
	Area to be registered	Valid up to 13.12.2029. 14.843 Acres
14.	Projected completion date	30.06.2027
15.	QPR Compliances	Submitted - Dec 19 to Dec 24. Pending - March 25.
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
	i)	License Approval
		Date of approval
		Validity upto
		110 of 2011 dated 14.12.2011
		13.12.2029



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 approval scheme	FS/MCG/2014/91 dated 07.07.2021.	
	Revised Fire scheme approval	FS/2025/117 dated 28.01.2025.	
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/- RS. 40,30,022/-	
	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	$42,30,022 - 42,30,022$ $= \text{Rs. } 0/- \text{ (NIL)}$	

	licensed area i.e., 14.843 acres.	
	<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.
	Seventh hearing on	10.03.2025.
	Eighth hearing on	07.04.2025.
	Ninth hearing on	21.04.2025.
27.	<p>Case History:</p> <p>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.</p> <p>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.

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 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.
 Sh. Vijay Kumar Rai (General Manager), Ms. Rekha Garg (AR) are present on behalf of the promoter.

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.

The matter to come up on 10.03.2025.

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.

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.

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.

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.

The promoter has submitted the list of 175 unique allottees and consents of 134 allottees i.e., 76.57% which is more than 2/3rd consents.

Comparison Sheet on Existing and Revised/New Project Registration					
S. No	Particular	OLD REGISTRATION		PHASE 1, 2	PHASE 3
				REVISED REGISTRATI ON	NEW REGISTRATION
		Non FAR Staircase Area (Sqm)	FAR (excluding Staircase Area) (Sqm)	FAR (Sqm)	FAR(Sqm)
1	Tower A	562.65	7508.05	7508.05	-
2	Tower B1	323.46	8111.01	8111.01	-
3	Tower B2	323.46	8111.01	8111.01	-
4	Tower B3	323.46	8111.01	-	9829.526
5	Tower B4	323.46	8111.01	8111.01	-
6	Tower B5	323.46	8111.01	8111.01	-
7	Tower C1	247.14	5747.47	5747.47	-
8	Tower C2	247.14	5747.47	5747.47	-
9	Tower C3	247.14	5747.47	5747.47	-
10	Tower C4	247.14	5747.47	5747.47	-
11	Tower C5	247.14	5747.47	5747.47	-
12	Tower D	523.04	12295.57	12295.57	-
13	Villa 1	0	344.12	-	-
14	Villa 2	0	344.12	-	-
15	Villa 3	0	344.12	-	-
16	Villa 4	0	344.12	-	-
17	Villa 5	0	344.12	-	-
18	Villa 6	0	344.12	-	-
19	Villa 7	0	344.12	-	-
20	Villa 8	0	344.12	-	-
21	Villa 9	0	344.12	-	-
22	Villa 10	0	344.12	-	-
23	Villa 11	0	344.12	-	-
24	Villa 12	0	344.12	-	-
25	Villa 13	0	344.12	-	-
26	Villa 14	0	344.12	-	-
27	Tower E1	0	-	-	10417.458

28	Tower E2	0	-	-	10417.458
29	Tower E3	0	-	-	10417.458
30	Tower E4	0	-	-	10417.458
31	Tower E5	0	-	-	10417.458
32	Tower E6	0	-	-	10417.458
33	Tower EWS	0	3337.55	4411.010	0.000
34	Community building	0	1091.78	-	2482.47
35	Convenient Shopping	0	293.53	-	293.53
	TOTAL	3938.69	98636.56	85396.02	75110.274

The promoter has submitted a representation dated 18.03.2025 in the Authority wherein he stated that :-

1. Due to the project land falling within the Transit-Oriented Development (TOD) zone, the Floor Area Ratio (FAR) of our project has increased. Consequently, the Department of Town and Country Planning (DTCP) approved the development of our project in phases as per Memo No: ZP-7751/JD(RD)/2024/29360, dated 17.09.2024.
2. To utilize the increased FAR area, the original villa block (comprising 14 villas) in the existing building plan has been replaced with 6 new towers. Additionally, modification have been made to the unit configuration of Tower B3, an increase in EWS units, and certain changes to other amenities. The revised building plan incorporating these changes has been duly approved by DTCP vide Memo No: ZI 77511/SD(RD)/2024/35515, dated 20.11.2024.
3. It is pertinent to mention that the newly proposed six high-rise towers and the revised Tower B3, forming Phase 3 of the project, have no sold inventory, and their construction is yet to commence.
4. With regard to Phase 3, as it involves fresh construction from the ground up, our engineering and architectural teams have determined that the expected completion timeline is approximately seven years. Accordingly, we were planning to file a fresh RERA registration for this phase with a realistic completion period aligned with the project execution plan.
5. Subsequent to our amendment application, the Hon'ble Authority reached out to DTCP vide Memo No: PA/SECY/2024/253, dated 13.12.2024, seeking further clarification on the clause under which our project's phasing plan was approved. In response, DTCP, vide Memo No: ZP-775/SD(RD)/2025/7765, dated 04.03.2025, has explicitly confirmed that Clause 1.1(i) & (ii) of the phasing policy dated 24.04.2023 allows for fresh RERA registration when additional FAR under TOD/TDR or any other applicable policy is sought over a completed/registered phase.
6. In light of DTCP's clarification and the fact that Phase 3 consists of entirely new high-rise towers, we humbly request the Hon'ble Authority to permit Phase 3 to be registered as a separate and independent phase. Our commitment remains steadfast in ensuring the completion of the ongoing construction within the stipulated timeframe allowed under the continuation of RERA registration under Section 7(3), i.e., till 30.06.2027. Furthermore, since the construction of Phase 3 cannot be realistically completed before this date, integrating it under the existing registration would necessitate repeated extensions, which would not only be time-consuming but could also lead to procedural delays, additional financial burdens in terms of penalties/fees, and potential misconceptions among homebuyers regarding project delays for the new towers.
7. By allowing Phase 3 to be registered separately, the Hon'ble Authority would enable us to maintain a structured and transparent execution plan while ensuring clarity and confidence

among all stakeholders. This approach aligns with regulatory policies and ensures that the interests of homebuyers are safeguarded with clear, realistic timelines for project completion. We sincerely request the Hon'ble Authority to consider our submission favorably and allow Phase 3 to be registered as a fresh phase independent of the existing project.

The promoter has published the public notice in 3 newspaper namely " The Times of India , The Tribune, Dainik Tribune dated 19.03.2025 against which no objections has been received in the Authority.

Random verification of 32 consents has been done, out of which 19 allottees said OK and 13 allottees has not picked up the call/disconnected/witing/wrong no.

Proceedings dated: 07.04.2025.

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

Sh. Vijay Kumar Rai (GM), Sh. Om Singh (AR) and Sh. Vaibhav Tyagi (Architect) are present on behalf of the promoter and states that representation dated 18.03.2025 has been submitted in the Authority stating that DTCP has approved phasing plan of the above project and accordingly requests to apply separately for fresh registration of phase -3 only as it involves fresh construction from the ground level in place of villas as per earlier plans. The AR further states that public notice in three newspapers has also been published.

The 3rd party rights have been created on the whole licensed area where DTCP has approved the phasing plan along with the revisions in building plans. Although a clarification from DTCP has been received wherein he states that the phasing plan of the said project 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.

Further, public notice regarding revision in building plans were published in three newspaper namely "The Times of India, The Tribune, Dainik Tribune dated 19.03.2025 against which no objections has been received in the Authority.

As the third-party rights have been created on the whole licensed area i.e., 14.843 acres and further continuation of registration u/s 7(3) was granted by this Authority to the said project on 22.11.2022 for the period commencing from 01.07.2022 and valid up to 30.06.2027. In view of the above, the Authority direct that the promoter shall submit the details as per the whole licensed area i.e., 14.843 acres and submit the remaining deficit documents including deficit fees for amendment in the registration of the entire project.

The matter to come up on 21.04.2025.

28.	Present compliance status as on 21.04.2025 of deficit documents as observed during the last hearing dated 07.04.2025.	<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. Status – Submitted but needs to be revised. 2. Online DPI needs to be corrected. Status – Submitted but needs to be revised. 3. Deficit fees of Rs. 40,30,022 /- needs to be submitted. Status –Submitted Rs. 40,30,022/- vide Ref. no KAS160425SR16 dated 16.04.2025. 4. Renewal of license no 110 of 2011 needs to be submitted. Status – Submitted.
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	<p>5. Revised fire scheme approval needs to be submitted. Status – Submitted.</p> <p>6. Revised service plans and estimates needs to be submitted. Status – Not Submitted and applied on 21.11.2024.</p> <p>7. Revised electrical load availability connection needs to be submitted. Status – Submitted.</p> <p>8. Copy of 2/3rd consent of existing unique allottees needs to be submitted. Status – Submitted the sold list of unique allottees i.e., 175 and consent of 134 allottees i.e., 76.57%. Random verification of 32 consents has been done, out of which 19 allottees said OK and 13 allottees has not picked up the call/disconnected/witing/wrong no</p> <p>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. Status – Submitted.</p> <p>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. Status – Submitted.</p> <p>11. Mutation, jamabandi, akshjra certified on latest dates needs to be submitted. Status – Submitted.</p> <p>12. Land title search report on latest dates needs to be submitted. Status – Not Submitted.</p> <p>13. The area sharing model as per the collaboration agreement needs to be clarified. Status – Clarified.</p> <p>14. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. Status – Submitted but Original NEC dated 21.03.2025 needs to be submitted.</p> <p>15. Road access permission and huda construction water NOC needs to be submitted. Status –Submitted huda construction water NOC. Regarding road, access promoter stated that road is already connected.</p> <p>16. Draft Brochure and advertisement need to be submitted. Status – Submitted but needs to be revised.</p> <p>17. PERT chart needs to be submitted. Status – Submitted.</p> <p>18. Draft conveyance deed needs to be submitted. Status – Submitted but needs to be revised.</p> <p>19. Site photographs showing the construction status of the project needs to be submitted. Status – Submitted.</p> <p>20. Draft allottees documents i.e., allotment letter, BBA and as per prescribed format needs to be revised. Status – Submitted but needs to be revised.</p>
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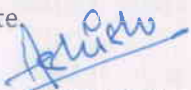
		<p>21. Cost of the land i.e., Rs 9014.74 lakhs needs to be clarified according to the area applied for the registration is 8.2495 acres. Affidavit of area sharing model with landowners in collaboration agreement needs to be submitted. Status - Submitted but cost of land needs to be clarified and Affidavit of area sharing model along with compliance of 4(2)(I)(D) with landowners 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. Status - 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. Status - Submitted but clarification of taxes, cess and financial resources not mentioned in DPI needs to be submitted.</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. Status - Submitted. Promoter states that these proceedings have no material impact on the completion of the project "Manor One"..</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. Status - Not 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. Status - Submitted.</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. Status - Submitted but revised CA Certificate of financial & inventory details and CA Certificate of expenditure incurred and to be incurred needs to be submitted.</p> <p>28. Project Report, Quarterly Net Cash Flow statement, quarterly expenditure statement and statement of quarterly source of funds needs to be submitted. Status - Submitted.</p> <p>29. Bank Undertaking needs to be submitted. Status - Submitted but original bank undertaking dated 05.03.2025 needs to be submitted.</p> <p>30. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted.</p>
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		<p>Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be provided.</p> <p>Status - Submitted but Challan needs to be submitted for total amount paid and undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted.</p> <p>31. QPR of quarter ending December 2024 needs to be submitted.</p> <p>Status – Submitted.</p> <p>32. NOC from Swamih fund and other lending company needs to be submitted.</p> <p>Status – Not Submitted.</p>
29.	Remarks	<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. Revised service plans and estimates needs to be submitted. 4. Land title search report needs to be revised. 5. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be calrified. 6. Draft conveyance deed needs to be submitted. 7. Draft allottees documents i.e., allotment letter, BBA and as per prescribed format needs to be revised. 8. 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. 9. 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. 10. CA Certificate of financial & inventory details and CA Certificate of expenditure incurred and to be incurred needs to be revised. 11. Bank Undertaking needs to be submitted. 12. 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. 13. NOC from Swamih fund and other lending company needs to be submitted.

Recommendation - All the required documents for amendment in continuation of registration have been submitted except revised service plans and estimates, corrections in form A-H and DPI, and other documents mentioned in para 29. The Authority may consider for grant of addendum certificate upon submission of DD/BG of Rs 25 lakhs for the submission of approved service plans and estimates within



four months of the issuance of addendum certificate and other documents before issuance of addendum certificate.


Ashish Dubey

Chartered Accountant


Shashank Sharma

Associate Engineer Executive

Day and Date of hearing

Monday and 21.04.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 21.04.2025.

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

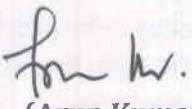
Sh. Vijay Kumar Rai (GM), Sh. Om Singh (AR) and Sh. Anil Kumar (AR) are present on behalf of the promoter and undertakes to deposit the remaining deficit documents within next 3 days in the Authority. The AR further states that the phasing has been approved in the project by the DTCP vide memo no ZP-7751/JD(RD)/2024/29360 dated 17.09.2024 and the building plans have been revised. The AR submits that phase -3 involves fresh construction of 6 number of towers in place of villas as per earlier sanctioned plans. This will take about 5 to 6 years to complete and requests the Authority to amend the continuation of registration for further 6 years.

The Authority observes that third-party rights have been created on the whole licensed area i.e., 14.843 acres and further continuation of registration u/s 7(3) was granted by this Authority to the said project on 22.11.2022 for the period commencing from 01.07.2022 and valid up to 30.06.2027. However, the DTCP has approved phasing of the project, vide memo no ZP-7751/JD(RD)/2024/29360 dated 17.09.2024 and approved the revision building plans in the newly approved phase 3. The promoter states that it may take another 5 years to complete the new construction in phase 3 and seeks additional time for the same. However, the time granted to the promoter to complete the project under Section 7(3) vide order dated 22.11.2022 has still not expired. The promoter may apply for further continuation of registration of the project 3 months prior to the expiry of the time already granted i.e., 30.06.2027 and further continuation will be appropriately considered subject to submission of applicable fees and documents. Further, requisite BG/DD of Rs. 25 lakhs shall be submitted as a security amount for the submission of approved SPE within four months. This is without prejudice to the rights of the allottees under section 14 of the Act, 2016 who have not submitted their consents.

Approved as proposed. The addendum certificate shall be issued after submission of the remaining deficiencies along with the BG/DD as above.


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA