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**	Collaborator		
6.	**Name of the license holder**	1. Sh. Gian Prakash Sh. Raghunandan Kumar Sh. Raj Kumar Ss/o Sh. Ram Kishan 2. Smt. Premvati wd/o Pawan Kumar 3. Navneet Kumar Ss/o Sh. Bhagat Sarup 4. Smt. Jyoti Garg wd/o Aditya Garg 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.	**RC No.**	32 of 2021 dated 27.07.2021	Valid up to 01.07.2024.	
12.	**License no.**	72 of 2019 dated 02.07.2019.	Valid up to 11.11.2025	
13.	**Total licensed area**	8.3125 Acres	**Area registered**	2.2813 acres
14.	**Date of completion of project as per REP-II/4(2)(l)(c)**	30.06.2025		
15.	**QPR Compliance (If applicable)**	Not submitted for quarter ending December 2024		
16.	**4(2)(l)(d) Compliance (If applicable)**	Not Submitted for the FY 2021-22, 2022-23 and 2023-24.		
17.	**4(2)(l)(c) compliance**	Applied for extension on 19.03.2024		
18.	**Status of change of bank accounts**	No Change		
19.	**Compliance of RC Conditions**	Complied		

20.	Details of proceedings pending against the project	1. RERA-GRG 3650-2022 Show cause notice for non-submission of quarterly progress report.		
21.	Number of Towers	3 Residential + Commercial		
22.	Number of units	316 Residential + 37 Commercial		
23.	Sold/ Unsold Units	Residential Units **(Sold – 313, Unsold -03).** Commercial Units **(Sold – 0, Unsold -37).**		
24.	Total Project cost	85.53 crores		
25.	Project Expenditure So far	42.41 crores		
26.	Estimates expenditure for completion so far	43.12 crores		
27.	Statutory approvals either applied for or obtained prior to registration			
	S.N.	Particulars	Date of approval	Validity up to
	i)	License Approval	72 of 2019 dated 02.07.2019	11.11.2025
	iii)	Building plan Approval	ZP-1005/SD(DK)/2021/15532 dated 01.07.2021	30.06.2026.
	iv)	Environmental Clearance	EC21B038HR157218 dated 12.11.2021	11.11.2031
	v)	Airport height clearance	PALM/NORTH/B/072919/419 655 dated 26.08.2019	25.08.2027
	vi)	Fire scheme approval	FS/2021/41dated 19.07.2021.	
	vii)	Service plan and estimate approval	LC-3048-C/JE(DS)-2022/10693 dated 20.04.2022	
	viii)	Electricity load availability connection	Ch. 70/Drg.-PLC dated 11.09.2019	
28.	Fee Details			
	Registration fee	20,353.256*10*2.28 Rs. 4,64,054/- 663.061*1. 78*20 =Rs. 23,605/- =Rs. 4,87,659/-		
	Processing fee	21,016.317*10 = Rs. 2,10,163/-		
	Extension Fee (Half of Registration fee)	= 4,87,659/2 = Rs. 2,43,829/-		
	Processing fee for extension	21,016.317*10 = 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/- Rs. 4,87,688/- Total – Rs. 6,87,884/-
	DD no. and date for registration	052895 dated 21.01.2021. 052896 dated 21.01.2021.
	Name of the bank issuing	Axis Bank
	DD Amount submitted for extension	Rs. 2,10,176/- Rs. 4,87,688/- Total – Rs. 6,87,864/-
	DD no. and date for extension	063686 dated 16.03.2024. 063685 dated 16.03.2024.
	Name of the bank issuing	Axis Bank
	Deficient amount	13,75,748 – 11,51,814 = Rs. -2,23,934 NIL
29.	**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
	Fourth hearing on	10.06.2024
	Fifth hearing on	05.08.2024
	Sixth hearing on	30.09.2024
	Seventh hearing on	28.10.2024 (adjourned)
	Eighth hearing on	25.11.2024 (adjourned)
	Ninth hearing on	23.12.2024 (adjourned)
	Tenth hearing on	06.01.2025 (adjourned)
	Eleventh hearing on	08.01.2025
30.	**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.

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. The matter to come up on 29.04.2024.

Proceedings dated 29.04.2024.

Sh. Shashank Sharma, Associate Engineer Executive and Ms. Suruchi Pandey briefed about the facts of the project. 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 the 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.

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. The matter to come up on 27.05.2024.

Proceedings dated 27.05.2024.

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. 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. The matter to come up on 10.06.2024.

Accordingly, the site of the project was visited on 07.06.2024 and it was observed that 25-30 labors were working on the site of the project.

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 along with other deficit documents. The matter to come up on 05.08.2024.

	Proceedings dated 05.08.2024 Ar. Neeraj Gautam (Associate Architectural Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case. Sh. Rajeev Srivastava (AR), Sh. Neeraj Kumar (AR) and Sh. Daleep (AR) are present on behalf of the promoter. It is noticed that the license of the project stands expired. Further, as per site report, the structure of the project is less than 55% completed. There are discrepancies in Quarterly Progress Reports submitted by the promoter and no 4(2)(l)(D) report has been submitted. The AR of the promoter is directed to submit the remaining deficiencies along with the renewal of license and pending QPRs and 4(2)(l)(D) reports before the next date of hearing. The matter to come up on 30.09.2024. **Proceedings dated 30.09.2024** Ar. Neeraj Gautam (Associate Architectural Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case. Sh. Neeraj Kumar (AR) is present on behalf of the promoter. The AR seeks three weeks' time to submit deficit documents. The matter to come up on 28.10.2024. On 28.10.2024, the matter was adjourned to 25.11.2024. On 25.11.2024, the matter was adjourned to 23.12.2024. On 23.12.2024, the matter was adjourned to 06.01.2025. On 06.01.2025, due to gazette holiday, the matter was adjourned to 08.01.2025.	
31.	**Present compliance status as on 07.01.2025 of deficient documents as observed in the last hearing dated 30.09.2024**	1. Correction in REP-V form needs to be done. **Status – Not Submitted.** 2. Correction in online DPI needs to be done. **Status – Not Submitted.** 3. Reasons for delay of the project needs to be mentioned along with supporting documents. **Status – Submitted** 4. Environmental clearance needs to be submitted. **Status – Submitted** 5. Approved service plans and estimates needs to be submitted. **Status – Submitted** 6. All the approved plans need to be submitted. **Status – Submitted** 7. Mutation, jamabandi and Aks shijra certified on latest dates needs to be submitted. **Status – Submitted** 8. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. **Status –Submitted.** 9. Electrical load approval needs to be submitted.

		Status – Submitted 10. Information to revenue department needs to be submitted. **Status – Not Submitted.** 11. Land title search report needs to be submitted. **Status – Submitted** 12. Site photographs for the physical status of construction needs to be submitted. **Status – Submitted** 13. PERT Chart needs to be submitted. **Status – Needs to be revised.** 14. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. **Status – Submitted** 15. REP -II needs to be revised. **Status – Submitted but needs to be revised.** 16. Draft allotment letter, draft BBA and draft conveyance deed need to be submitted. **Status – Submitted** 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. **Status – PAN, MOA, AOA, and COI Submitted but GST and TAN of the company needs to be submitted.** 18. KYC of all directors, MEP, Authorized signatory, Consultants needs to be submitted. **Status – Submitted.** 19. Supporting documents for land cost need to be submitted. **Status – General Power of Attorney Submitted but collaboration agreement along with affidavit for revenue sharing model with the landowners needs to be submitted and cost land needs to be clarified.** 20. CA Certificate needs to be uploaded in QPR. **Status – Not uploaded for quarter ending March 2024** 21. CA Certificate for REP I needs to be submitted. **Status – Not Submitted.** 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. **Status –Submitted.** 23. If there are any other adverse financial position, then clarification needs to be submitted.

		Status – Financial statement submitted 24. CA certificate for non-default in payment of debt obligations is needs to be submitted. **Status – Not Submitted.** 25. Bank undertaking needs to be revised as employee Id is not mentioned and account should be in the name of Project. **Status– Submitted but needs to be revised as project name is missing in Free A/c.** 26. CA Certificate for expenditure to be incurred and expenditure incurred till date needs to be submitted. **Status – Submitted but DPI needs to be revised accordingly.** 27. Project report with costing details needs to be submitted. **Status – Submitted but DPI needs to be revised accordingly.** 28. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be provided. **Status – Submitted** 29. Original copy of Financial and inventory details certified by CA needs to be provided. **Status – Submitted but needs to be revised as annexures attach with CA Certificate dated 25.10.2024 is incomplete and needs to be submitted in Original.** 30. CA certificate for Net worth of promoter needs to be submitted. **Status – Not Submitted.** 31. Schedule and Challan copy of IDC, EDC needs to be submitted. **Status – Submitted** 32. Quarterly expenditure statement needs to be submitted. **Status – Submitted** 33. Statement of Quarterly source of fund needs to be submitted. **Status – Not Submitted.** 34. Cash Flow statement needs to be submitted. **Status – Not Submitted.** 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. **Status –Submitted.**

		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 **Status –Submitted.**
32.	**Remarks**	1. Correction in REP-V form needs to be done. **Status – Not Submitted.** 2. Correction in online DPI needs to be done. **Status – Not Submitted.** 3. Information to revenue department needs to be submitted. **Status – Not Submitted.** 4. PERT Chart needs to be submitted. **Status – Needs to be revised.** 5. REP -II needs to be revised. **Status – Submitted but needs to be revised.** 6. TAN and GST of company needs to be submitted. **Status – Not submitted.** 7. Supporting documents for land cost need to be submitted. **Status – General Power of Attorney Submitted but collaboration agreement along with affidavit for revenue sharing model with the landowners needs to be submitted and cost land needs to be clarified.** 8. CA Certificate needs to be uploaded in QPR. **Status – Not uploaded for quarter ending March 2024** 9. CA Certificate for REP I needs to be submitted. **Status – Not Submitted.** 10. CA certificate for non-default in payment of debt obligations is needs to be submitted. **Status – Not Submitted.** 11. Bank undertaking needs to be revised as employee Id is not mentioned and account should be in the name of Project. **Status– Submitted but needs to be revised as project name is missing in Free A/c.** 12. Original copy of Financial and inventory details certified by CA needs to be provided. **Status – Submitted but needs to be revised as annexures attach with CA Certificate dated 25.10.2024 is incomplete and needs to be submitted in Original.** 13. CA certificate for Net worth of promoter needs to be submitted. **Status – Not Submitted.** 14. Statement of Quarterly source of fund needs to be submitted. **Status – Not Submitted.** 15. Cash Flow statement needs to be submitted.

HARERA
GURUGRAM

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

		Status – Not Submitted.

Recommendation: The application for extension of registration certificate u/s 6 of the Act of 2016 upto one year submitted by the promoter along with the requisite documents has been examined and found to be in order except the deficiencies listed above at S. No. 32. It is recommended the Authority may consider for grant of extension subject to the submission of the above deficit documents along with QPR and annual audited reports of the project.

On leave
(Ashish Dubey)
Chartered Accountant

(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Wednesday and 08.01.2025
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam (Associate Architectural Executive) briefed about the facts of the case.

Sh. Vipul Sachdeva (AR), Sh. Rajeev Srivastava (AR) and Sh. Neeraj Kumar (AR) are present on behalf of the promoter and state that the OC of phase 1 is already obtained vide memo no. ZP-1005/AD(RA)/2019/29823 dated 04.12.2019, the construction of phase 2 of the project is completed, and application for OC with respect to phase 2 will be made shortly. Phase 3 of the project, which the current application of extension of registration certificate pertains to, is still under construction. The construction of the project was delayed due to COVID 19 and the ban on construction activities imposed by NGT, although approximately 60% of the construction work has been completed.

In view of the above, the Authority approves the application for one year extension of the registration certificate as proposed subject to submission of all the requisite compliances and documents. The certificate shall be issued after the submission of the above compliances and rectified documents.

(Ashok Sangwan)
Member, HARERA

V.I-S
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA