

Project	Maestro Residences
Promoter	M/s Maestro Buildwell Pvt. Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details
1.	Name of the project	Maestro Residences
2.	Name of the promoter	M/s Maestro Buildwell Pvt. Ltd.
3.	Nature of the project	Residential Independent Floors
4.	Location of the project	Sector 95A, Gurugram
5.	Legal capacity to act as a promoter	Owner of the plots through conveyance deed.
6.	Status of project	New
7.	Whether registration applied for whole/Phase	Whole
8.	Phase no. (If applicable)	N/A
9.	Online application ID	RERA-GRG-1673-2024
10.	License no.	03 of 2023 dated 06.01.2023
11.	Total licensed area	5.025 acres
		Area to be registered
		Valid up to 05.01.2028
12.	Project completion date as declared u/s 4(2)(I)(C)	30.11.2027
13.	QPR Compliance (If applicable)	N/A
14.	4(2)(I)(c) Compliance (If applicable)	N/A
15.	4(2)(I)(D) Compliance (If applicable)	N/A
16.	RC compliance	N/A
17.	Details of pending proceedings	N/A
18.	Number of units	16 floors on 4 plots
19.	Total Project cost	Rs. 5.38 Crores
20.	Project Expenditure So far	Rs. 3.30 Crores
21.	Estimates expenditure for completion so far	Rs. 2.08 Crores



Project	Maestro Residences
Promoter	M/s Maestro Buildwell Pvt. Ltd.

22.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	License Approval	03 of 2023 dated 06.01.2023	05.01.2028
	2.	Layout plan approval of the licensed colony	Dwg No. 8908 dated 09.01.2023	
	3.	Conveyance deed details	Vasika no. 6933, Vasika no. 6930, Vasika no. 6932, Vasika no. 6928 dated 19.10.2023	
	4.	Building plan approval	TCP-HOBPAS/4671/2024 dated 09.10.2024 TCP-HOBPAS/4735/2024 dated 09.10.2024 TCP-HOBPAS/4672/2024 dated 09.10.2024 TCP-HOBPAS/4744/2024 dated 09.10.2024	08.10.2026
	5.	Airport Height Clearance	N/A	
	6.	Environmental clearance	N/A	
	7.	Fire scheme approval	N/A	
	8.	Electrical load	Not submitted	
9.	Service plan and estimate approval	LC-4831/Asstt(RK)/2023/36017 dated 25.10.2023		
16.	Fee Details			
	A) Registration fee for	1066.356 X 2.64 X 10 = RS. 28,152/-		
	B) Processing Fee	1066.356 x 10 = Rs. 10,664/-		
	C) Late Fee	Nil		
	Total Fee (A+B+C)	Rs. 38,816/-		
17.	DD Details			
	DD No. and Date	000619 dated 01.11.2024 003185 dated 04.02.2025		
	Fees Paid	Rs. 8,000/- Rs. 30,816/-		
	Deficit fee	Nil		
18.	File Status	Date		
	File received on	09.12.2024		
	First notice Sent on	26.12.2024		



Project	Maestro Residences
Promoter	M/s Maestro Buildwell Pvt. Ltd.

	1st hearing on	06.01.2025																					
	2nd hearing on	20.01.2025																					
	1st reply submitted on	11.02.2025																					
	3rd hearing on	17.02.2025																					
19.	<p>Case History: -</p> <p>The promoter M/s Maestro Buildwell Pvt. Ltd. has applied on dated 09.12.2024 for registration of the Independent Residential Floors namely "Maestro Residences" located at Sector 95A, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>The application is for the registration of 4 floors each on 4 nos. of plots falling in the already registered affordable residential plotted colony under DDJAY namely "Silver County". The file was scrutinized, and deficiencies were conveyed to the promoter vide notice dated 26.12.2024 and date of hearing was fixed for 06.01.2025. On 06.01.2025, the matter was adjourned to 20.01.2025. On 20.01.2025 the matter was further adjourned to 17.02.2025.</p> <p><u>Proceedings dated 17.02.2025</u></p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.</p> <p>Sh. Rishabh Jain (Advocate) is present on behalf of the promoter and states that reply has been submitted on 11.02.2025. However, there are still deficit documents and AR seeks two weeks' time for their rectification along with clarification regarding electrical load availability of the affordable residential plotted colony in which the floors under present application fall. The concerned PE to visit the site and submit the report of the development works completed in the colony.</p> <p>The matter to come up on 10.03.2025.</p> <p>The site of the residential plotted colony under DDJAY namely "Silver County" was visited on 24.02.2025 and the status of development is as follows:</p> <table border="1"> <thead> <tr> <th>S. No.</th><th>Particular</th><th>Status of work done</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Roads & Pavements</td><td>Completed</td></tr> <tr> <td>2.</td><td>Water Supply System</td><td>Completed</td></tr> <tr> <td>3.</td><td>Sewerage treatment & garbage disposal</td><td>Construction of STP is yet to begin</td></tr> <tr> <td>4.</td><td>Electricity Supply System</td><td>Street lights have been installed</td></tr> <tr> <td>5.</td><td>Green areas</td><td>Developed</td></tr> <tr> <td>6.</td><td>Community area</td><td>Area is yet to be transferred to the government.</td></tr> </tbody> </table> <p>It is further noted that the construction on 4 no. of plots on which application for registration of independent floors is made is going on.</p>		S. No.	Particular	Status of work done	1.	Roads & Pavements	Completed	2.	Water Supply System	Completed	3.	Sewerage treatment & garbage disposal	Construction of STP is yet to begin	4.	Electricity Supply System	Street lights have been installed	5.	Green areas	Developed	6.	Community area	Area is yet to be transferred to the government.
S. No.	Particular	Status of work done																					
1.	Roads & Pavements	Completed																					
2.	Water Supply System	Completed																					
3.	Sewerage treatment & garbage disposal	Construction of STP is yet to begin																					
4.	Electricity Supply System	Street lights have been installed																					
5.	Green areas	Developed																					
6.	Community area	Area is yet to be transferred to the government.																					



Project	Maestro Residences
Promoter	M/s Maestro Buildwell Pvt. Ltd.

Proceedings dated 10.03.2025

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Rishabh Jain (Advocate) is present on behalf of the promoter and seeks one week's time to submit the remaining deficiencies.

The matter to come up on 17.03.2025.

The replies dated 11.02.2025, 12.03.2025 and 17.03.2025 submitted by the promoter have been scrutinized and the status of remaining deficiencies is mentioned below:

20.	Present compliance status as on 17.03.2025 of deficient documents as conveyed in deficiency notice dated 10.03.2025	<ol style="list-style-type: none"> Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Not submitted Corrections in online DPI need to be done. Status: Needs to be revised Deficit fee of Rs. 30,816/- needs to be paid. Status: Submitted vide DD no. 003185 dated 04.02.2025 of Axis Bank Electrical load availability connection for the licensed project (Silver County) is not submitted in the Authority. The status of the same need to be clarified. Status: The promoter has entered into an irrevocable agreement with M/s Silverglades Infraspace Pvt. Ltd. for arrangement of electricity in the project. Construction water NOC from the competent authority needs to be submitted. Status: Submitted PERT chart specifying the estimates progress of development of the project in each quarter needs to be submitted. Status: Submitted Allottees related draft documents (application form, allotment letter, BBA, conveyance deed and payment receipt) need to be submitted. Status: BBA needs to be revised. Draft brochure and draft advertisement document need to be submitted. Status: Submitted Project report needs to be submitted. Status: Submitted.
-----	----------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

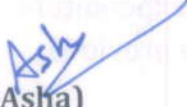

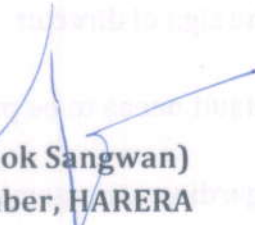




Project	Maestro Residences
Promoter	M/s Maestro Buildwell Pvt. Ltd.

		<p>10. Certificate of incorporation of promoter needs to be provided. Status: Submitted</p> <p>11. Board resolution for operation of bank account needs to be provided along with KYC of authorized person. Status: Submitted</p> <p>12. The latest non encumbrance certificate needs to be submitted. Status: Submitted</p> <p>13. CA certificate for expenditure incurred and to be incurred needs to be provided. Status: Submitted.</p> <p>14. Cash flow statement needs to be provided. Status: Submitted.</p> <p>15. Bank Undertaking needs to be submitted. Status: Submitted</p> <p>16. Quarterly statement of expenditure and sources needs to be provided. Status: Submitted.</p> <p>17. CA certificate for net worth needs to be provided. Status: Submitted.</p> <p>18. Annual balance sheet for the last 3 financial year needs to be resubmitted with the sign of director. Status: Submitted</p> <p>19. CA certificate for non- default needs to be provided. Status: Submitted.</p> <p>20. Affidavit of promoter regarding arrangement with the bank of master account needs to be provided. Status: Submitted</p> <p>21. REP II needs to be provided Status: Submitted</p> <p>22. NOC from the owners of adjoining plots need to be submitted. Status: Submitted</p>
21.	Remarks	<p>1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Not submitted</p> <p>2. Corrections in online DPI need to be done. Status: Needs to be revised</p>



Project	Maestro Residences
Promoter	M/s Maestro Buildwell Pvt. Ltd.

3. Allottees related draft documents (application form, allotment letter, BBA, conveyance deed and payment receipt) need to be submitted. Status: BBA needs to be revised.	
Recommendation: the application for registration of the project u/s 4 of the Act of 2016 submitted by M/s Maestro Buildwell Pvt. Ltd. has been examined and found to be in order except the corrections in form REP-I, DPI and draft BBA. It is recommended that the Authority may consider for grant of registration subject to the corrections in form REP-I, DPI and draft BBA before issuance of the registration certificate.	
 (Asha) Chartered Accountant	 (Neeraj Gautam) Associate Architectural Executive
Day and Date of hearing	Monday and 17.03.2025
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.</p> <p>Sh. Mohit Adhana (AR) and Sh. Abhay Jain (Advocate) are present on behalf of the promoter.</p> <p>The registration of the project is approved as proposed. The registration certificate shall be issued after corrections in form REP-I, DPI and draft BBA of the project.</p>	
 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA
 (Arun Kumar) Chairman, HARERA	