

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

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	Valid up to 05.01.2028
11.	Total licensed area	5.025 acres	Area to be registered 0.0998 Acres
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	



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22.	Statutory approvals either applied for or obtained prior to registration		
	S.N	Particulars	Validity up to
	1.	License Approval	03 of 2023 dated 06.01.2023
	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
	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	
	1 st hearing on	06.01.2025	



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	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".</p> <p>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.
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	The reply dated 11.02.2025 submitted by the promoter has been scrutinized and the status of remaining deficiencies is mentioned below.	
20.	Present compliance status as on 10.03.2025 of deficient documents as conveyed in deficiency notice dated 17.02.2025	<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: Not submitted PERT chart specifying the estimates progress of development of the project in each quarter needs to be submitted. Status: Not submitted Allottees related draft documents (application form, allotment letter, BBA, conveyance deed and payment receipt) need to be submitted. Status: Draft BBA and conveyance deed need to be submitted. Draft brochure and draft advertisement document need to be submitted. Status: Website of the Authority and Space for RERA no. of the project need to be provided on the upper right corner of the brochure. Description of the photographs under previous projects need to be provided. Project report needs to be submitted. Status: Submitted. Needs to be revised. Certificate of incorporation of promoter needs to be provided. Status: Submitted





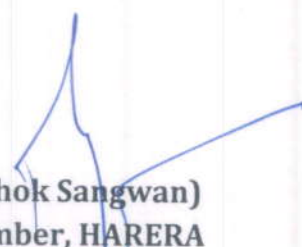

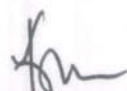
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		<p>11. Board resolution for operation of bank account needs to be provided along with KYC of authorized person. Status: Submitted</p> <p>12. The latest non encumbrance certificate needs to be submitted. Status: Not submitted</p> <p>13. CA certificate for expenditure incurred and to be incurred needs to be provided. Status: Submitted. Needs to be revised.</p> <p>14. Cash flow statement needs to be provided. Status: Submitted. Needs to be revised</p> <p>15. Bank Undertaking needs to be submitted. Status: Needs to be provided on the letterhead of the bank.</p> <p>16. Quarterly statement of expenditure and sources needs to be provided. Status: Submitted. Needs to be revised.</p> <p>17. CA certificate for net worth needs to be provided. Status: Submitted. UDIN needs to be mentioned on the certificate.</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. Needs to be revised.</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: Not 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>

		<p>3. 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.</p> <p>4. Construction water NOC from the competent authority needs to be submitted. Status: Not submitted</p> <p>5. PERT chart specifying the estimates progress of development of the project in each quarter needs to be submitted. Status: Not submitted</p> <p>6. Allottees related draft documents (application form, allotment letter, BBA, conveyance deed and payment receipt) need to be submitted. Status: Draft BBA and conveyance deed need to be submitted.</p> <p>7. Draft brochure and draft advertisement document need to be submitted. Status: Website of the Authority and Space for RERA no. of the project need to be provided on the upper right corner of the brochure. Description of the photographs under previous projects need to be provided.</p> <p>8. Project report needs to be submitted. Status: Submitted. Needs to be revised.</p> <p>9. The latest non encumbrance certificate needs to be submitted. Status: Not submitted</p> <p>10. CA certificate for expenditure incurred and to be incurred needs to be provided. Status: Submitted. Needs to be revised.</p> <p>11. Cash flow statement needs to be provided. Status: Submitted. Needs to be revised</p> <p>12. Bank Undertaking needs to be submitted. Status: Needs to be provided on the letterhead of the bank.</p> <p>13. Quarterly statement of expenditure and sources needs to be provided. Status: Submitted. Needs to be revised.</p>
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<p> (Asha) Chartered Accountant</p>		<p> (Neeraj Gautam) Associate Architectural Executive</p>
Day and Date of hearing		Monday and 10.03.2025
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. Rishabh Jain (Advocate) is present on behalf of the promoter and seeks one week's time to submit the remaining deficiencies.</p> <p>The matter to come up on 17.03.2025.</p>		
<p> (Ashok Sangwan) Member, HARERA</p>		<p> (Vijay Kumar Goyal) Member, HARERA</p>
<p> (Arun Kumar) Chairman, HARERA</p>		

