



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**Project - Prosperity Homes**  
**Promoter - M/s Adore Buildcon LLP**

**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details	
1.	Name of the project	Prosperity Homes	
2.	Name of the promoter	M/s Adore Buildcon LLP	
3.	Nature of the project	Affordable Group Housing	
4.	Location of the project	Sector- 2 & 35, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Status of project	New	
7.	Whether registration applied for whole	Whole	
8.	Online application ID	RERA-GRG-PROJ-1661-2024	
9.	License no.	51 of 2024 dated 15.03.2024	Valid up to 14.03.2029
10.	Total licensed area	6.76875 acres	Area to be registered 6.76875 acres
11.	Projected completion date	OC: 14.03.2029 CC: 14.06.2029	
12.	QPR Compliances (if applicable)	Not applicable	
13.	4(2)(I)(D) Compliances (if applicable)	Not applicable	
14.	4(2)(I)(C) Compliances (if applicable)	Not applicable	
15.	Status of change of bank account	Not applicable	
16.	Details of proceedings pending against the project	Not applicable	
17.	RC Conditions Compliances (if applicable)	Not applicable	
18.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	51 of 2024 dated 15.03.2024
	ii)	Zoning Approval Plan	Drg. No. DTCP 10139 dated 15.03.2024
	iii)	Building Approval plan	ZP-1973/JD(RA)/2024/15522 dated 27.05.2024
	iv)	Environmental Clearance	Applied on 08.07.2024
			Validity upto
			Valid up to 14.03.2029
			26.05.2029



	v)	Airport clearance height	AAI/RHQ/NR/ATM/NOC/2024/472/1701-1704 dated 25.10.2023	24.10.2031
	vi)	Fire approval scheme	Applied on 06.06.2024	
	vii)	Service plan and estimate approval	Applied on 11.06.2024	
19.	<b>Fee Details</b>			
		Registration Fee	51823.567 x 2.28 x 10= Rs. 11,81,577/-	
		Processing Fee	53509.35 x 10= Rs. 5,35,094 /-	
		Late Fee	N/A	
		Total Fee	Rs. 17,76,685/-	
20.	<b>DD amount</b>			
			Rs. 13,63,000/- Rs. 4,13,685/-	
	<b>DD Details</b>			
			026743 dated 10.06.2024 026638 dated 15.07.2024	
	<b>Name of the bank issuing</b>		IDBI Bank	
	<b>Deficient amount</b>		Not applicable	
22.	<b>File Status</b>			
		<b>Date</b>		
	<b>File received on</b>		13.06.2024	
	<b>First notice Sent on</b>		05.07.2024	
	<b>1<sup>st</sup> hearing on</b>		08.07.2024	
	<b>2<sup>nd</sup> hearing on</b>		22.07.2024	
	<b>3<sup>rd</sup> hearing on</b>		29.07.2024	
23.	<b>Case History:</b>			
	<p>The Promoter M/s Adore Buildcon LLP who is a license holder applied for the registration of real estate affordable group housing colony namely "Prosperity Homes" located at Sector- 2 &amp; 35, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 73418 dated 13.06.2024 and RPIN- 763. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1661-2024. The project area for registration is 6.76675 acres granted under License no - 51 of 2024 dated 15.03.2024 which is valid upto 14.03.2029.</p> <p>The application for registration of affordable group housing colony was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/763 dated 05.07.2024 was issued to the promoter with an opportunity of being heard on 08.07.2024.</p> <p>The status of the documents is mentioned below.</p> <p><b>Proceeding dated 08.07.2024</b>, The matter is adjourned to 22.07.2024.</p> <p><b>Proceeding dated 22.07.2024</b>, Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant, briefed about the facts of the project. Sh. Swatantra Keswani (AR) is present on behalf of the promoter. The AR has submitted the reply to the deficiency notice today only which be examined by the office. The matter to come upon 29.07.2024.</p>			
24.	<b>Present compliance status as on 29.07.2024 of deficient documents as conveyed through</b>		<ol style="list-style-type: none"> <li>1. Deficit fee of Rs. 4,13,685/- needs to be paid. <b>Status: Submitted vide DD no. 026638 dated 15.07.2024.</b></li> <li>2. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each.</li> </ol>	



<p>deficiency notice dated 22.07.2024</p>	<p><b>Status: Submitted, but needs to be revised.</b></p> <p>3. Online DPI needs to be corrected. <b>Status: Submitted, but needs to be revised.</b></p> <p>4. Environmental clearance needs to be submitted. <b>Status: Applied on 08.07.2024.</b></p> <p>5. Copy of approved fire scheme needs to be submitted. <b>Status: Applied on 06.06.2024.</b></p> <p>6. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. <b>Status: Applied on 11.06.2024.</b></p> <p>7. Electrical load availability connection needs to be submitted. <b>Status: Submitted</b></p> <p>8. 11KV Power line shifting NOC needs to be submitted. <b>Status: Affidavit cum undertaking submitted stating that we will shift the powerline within 90 days.</b></p> <p>9. Jamabandi is only submitted for the year 2001- 2002 hence needs to be revised and Aks- shijra is not submitted for the whole area. <b>Status: Jamabandi &amp; Aks- shijra Submitted, whereas clarification regarding the Jamabandi has been submitted.</b></p> <p>10. Land title search report needs to be revised. <b>Status: Submitted</b></p> <p>11. Project report needs to be revised and project photos needs to be submitted. <b>Status: Submitted</b></p> <p>12. PERT chart needs to be submitted. <b>Status: Submitted</b></p> <p>13. Draft BBA, Conveyance deed and payment receipt needs to be revised. <b>Status: Submitted</b></p> <p>14. Draft Brochure and advertisement need to be submitted. <b>Status: Submitted</b></p> <p>15. Original copy of Bank undertaking needs to be submitted. <b>Status: Submitted</b></p> <p>16. Non-Encumbrances Certificate of latest date not below the rank of Tehsildar needs to be submitted. <b>Status: Submitted</b></p> <p>17. Charge form CHG 1 needs to be submitted. <b>Status: Submitted</b></p> <p>18. REP II needs to be revised as project name is missing. <b>Status: Submitted</b></p> <p>19. REP I needs to be revised as costing details does not match with DPI. <b>Status: Submitted, but needs to be revised.</b></p> <p>20. CA Certificate for REP I needs to be submitted. <b>Status: Submitted</b></p>
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		<p>21. CA certificate for non-default in payment of debt obligations is needs to be revise as certificate state that there is no loan from any financial institute whereas company has taken 50 lac loan from CSL Ltd. <b>Status: Submitted</b></p> <p>22. No Objection Certificate from lender needs to be submitted. <b>Status: Submitted, but original copy needs to be submitted.</b></p> <p>23. CA certificate for Net worth of promoter needs to be submitted. <b>Status: Submitted</b></p> <p>24. Land cost needs to be clarified according to area applied. <b>Status: Submitted</b></p> <p>25. DPI needs to be revised related to financial detail. <b>Status: Submitted</b></p> <p>26. Details of loan amounting 2000 lakh shown in DPI needs to be submitted. <b>Status: Loan agreement submitted.</b></p> <p>27. Schedule and Challan copy of paid IDC, EDC needs to be submitted. <b>Status: Submitted</b></p> <p>28. Quarterly Schedule of source of funds needs to be submitted. <b>Status: Submitted</b></p> <p>29. Quarterly Schedule of Net cash flow statement needs to be submitted. <b>Status: Submitted</b></p> <p>30. Statement of Quarterly estimated expenditure needs to be submitted. <b>Status: Submitted</b></p> <p>31. 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 and authorizing person to operate Bank accounts and KYC of all authorized signatories to operate the bank accounts. <b>Status: Submitted</b></p>
25.	Remarks	<p>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Environmental clearance needs to be submitted.</p> <p>4. Copy of approved fire scheme needs to be submitted.</p> <p>5. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.</p> <p>6. 11KV Power line shifting NOC needs to be submitted. <b>Status: Affidavit cum undertaking submitted stating that we will shift the powerline within 90 days.</b></p>



7. Jamabandi is only submitted for the year 2001- 2002 hence needs to be revised and Aks- shijra is not submitted for the whole area.

**Status: Jamabandi & Aks- shijra Submitted, whereas clarification regarding the Jamabandi has been submitted.**

8. REP I needs to be revised as costing details does not match with DPI

9. CA Certificate for REP I needs to be submitted.

10. No Objection Certificate from lender needs to be submitted.

**Status: Submitted, but original copy needs to be submitted.**

**Recommendation:** The application submitted by the promoter for permission of registration u/s 4 of the Act, 2016 along with requisite documents has been scrutinized and is found to be in order except the documents listed above at S. No. 25. It is recommended that the request of the promoter may be allowed subject to the submission of above-mentioned pending documents.

Ashish Dubey

Chartered Accountant

Deepika

Planning Executive

Day and Date of hearing

Monday and 29.07.2024

Proceeding recorded by

Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 29.07.2024.

Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant, briefed about the facts of the project.

Sh. Jitish Kumar Gupta (AR), Sh. Siddharth Pratap Singh (AR) and Sh. Rajeev Ranjan (AR) are present on behalf of the promoter.

Approved in principle subject to compliance of the above deficiencies including NOC from the NBFC for creation of 3<sup>rd</sup> party rights and after its creation, the individual allottees shall have first charge of the unit. Further, DD amounting to Rs. 25 lakh each shall be submitted by the promoter applicant in lieu of submission of EC, Fire NOC and service plans and estimates within 4 months. The promoter shall clearly mention in its sale brochure as well as advertisement the present status regarding provision of services at site in terms of the response given by the respective agencies. The registration certificate will be issued only after the above compliances are made.

(Sanjeev Kumar Arora)  
Member, HARERA

(Ashok Sangwan)  
Member, HARERA

V.1-3  
(Vijay Kumar Goyal)  
Member, HARERA

(Arun Kumar)  
Chairman, HARERA

