



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.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>
	i)	<b>License Approval</b>	51 of 2024 dated 15.03.2024
	ii)	<b>Zoning Approval Plan</b>	Drg. No. DTCP 10139 dated 15.03.2024
	iii)	<b>Building Approval plan</b>	ZP-1973/JD(RA)/2024/15522 dated 27.05.2024
	iv)	<b>Environmental Clearance</b>	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.	DD amount		Rs. 13,63,000/- Rs. 4,13,685/-	
	DD Details		026743 dated 10.06.2024 026638 dated 15.07.2024	
	Name of the bank issuing		IDBI Bank	
	Deficient amount		Not applicable	
22.	File Status		Date	
	File received on		13.06.2024	
	First notice Sent on		05.07.2024	
	1 <sup>st</sup> hearing on		08.07.2024	
	2 <sup>nd</sup> hearing on		22.07.2024	
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>Proceedings dated 08.07.2024,</b> The matter is adjourned to 22.07.2024.</p>			
24.	<b>Present compliance status as on 22.07.2024 of deficient documents as conveyed through deficiency notice dated 05.07.2024</b>		<ol style="list-style-type: none"> <li>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>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. <b>Status: Submitted, but needs to be revised.</b></li> <li>Online DPI needs to be corrected. <b>Status: Submitted, but needs to be revised.</b></li> <li>Environmental clearance needs to be submitted. <b>Status: Applied on 08.07.2024.</b></li> <li>Copy of approved fire scheme needs to be submitted.</li> </ol>	

		<p><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. 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: Not Submitted</b></p> <p>10. Land title search report needs to be revised.  <b>Status: Submitted, but bar enrollment no. is not mentioned.</b></p> <p>11. Project report needs to be revised and project photos needs to be submitted.  <b>Status: Submitted, but needs to be revised along with project photos.</b></p> <p>12. PERT chart needs to be submitted.  <b>Status: Submitted, but needs to be revised.</b></p> <p>13. Draft allotment letter, BBA, Conveyance deed and payment receipt needs to be revised.  <b>Status: Submitted, but needs to be revised as per approved draft.</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: Not submitted</b></p> <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>
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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. Power line shifting NOC needs to be submitted.</p> <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.</p> <p>8. Land title search report needs to be revised.</p> <p>9. Project report needs to be revised and project photos needs to be submitted.</p> <p>10. PERT chart needs to be submitted.</p>



		11. Draft application form, allotment letter, BBA, Conveyance deed and payment receipt needs to be revised. 12. REP I needs to be revised as costing details does not match with DPI 13. CA Certificate for REP I needs to be submitted. 14. No Objection Certificate from lender needs to be submitted. 15. Quarterly Schedule of source of funds needs to be submitted.
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*Ashish Dubey*

Ashish Dubey  
Chartered Accountant

*Deepika*

Deepika  
Planning Executive

**Day and Date of hearing**

Monday and 22.07.2024

**Proceeding recorded by**

Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 22.07.2024.

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.

*(Sanjeev Kumar Arora)*  
(Sanjeev Kumar Arora)  
Member, HARERA

*(Ashok Sangwan)*  
(Ashok Sangwan)  
Member, HARERA

*(Vijay Kumar Goyal)*  
(Vijay Kumar Goyal)  
Member, HARERA

*(Arun Kumar)*  
(Arun Kumar)  
Chairman, HARERA

