

**JMD Suburbio-1  
RERA-GRG-PROJ-762-2021**
**Project hearing brief**

S.No.	Particulars	Details	
1.	Name of the project	JMD Suburbio-1	
2.	Name of the promoter	M/s JMD Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 67, Gurugram	
5.	Legal capacity to act as a promoter	BIP Holder	
6.	Status of project	Ongoing	
7.	Whether registration applied for whole/ Phase	Phase	
8.	No. of phases	2	
9.	Phase no. applied for registration	1	
10.	Online application ID	RERA-GRG-PROJ-762-2021	
11.	License no.	291 of 2007 dated 31.12.2007	Valid upto 30.12.2024
12.	Total licensed area	4.237 acres	Area to be registered 2.912 acres
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	291 of 2007 dated 31.12.2007
	ii)	Zoning Plan Approval	05.06.2008
	iii)	Building Approval plan	13.11.2013
	iv)	Environmental Clearance	16.04.2009
	v)	Airport clearance height	27.10.2008
	vi)	Fire approval scheme	15.06.2017
	vii)	Service plan and estimate approval	23.05.2016
14.	File Status	Date	
	File received on	03.09.2021	
	First notice Sent on	09.09.2021	
	First hearing on	21.09.2021	
	Second hearing on	27.09.2021	



	<b>Third hearing on</b>	11.10.2021
	<b>Fourth hearing on</b>	26.10.2021
	<b>Fifth hearing on</b>	27.10.2021
	<b>Sixth hearing on</b>	21.12.2021
	<b>Seventh hearing on</b>	10.01.2022
	<b>Eighth hearing on</b>	14.02.2022
	<b>Ninth hearing on</b>	28.02.2022
	<b>Tenth hearing on</b>	07.03.2022
	<b>Eleventh hearing on</b>	14.03.2022
	<b>Twelfth hearing on</b>	21.03.2022 (adjourned)
	<b>Thirteenth hearing on</b>	04.04.2022
	<b>Fourteenth hearing on</b>	11.04.2022
	<b>Fifteenth hearing on</b>	11.04.2022
13.	<b>Status of Documents</b>	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. <b>Status- Submitted.</b>
	<b>Deficit Documents</b>	All the deficiencies are removed.
	<b>Day and Date of hearing</b>	Monday and 25.04.2022
	<b>Proceeding recorded by</b>	Ram Niwas
<p><b>Case History:</b>  The promoter M/s JMD Ltd. who is a BIP Holder for 2.912 applied for the registration of commercial project namely "JMD Suburbio-1" located at Sector-67, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 22947 dated 03.09.2021 and RPIN-372. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-762-2020. The project area for registration is 2.912 acres out of the licensed area i.e. 4.237 acres. License no - 291 of 2007 dated 31.12.2007.  The licensed area of the project is 4.237 acres. Further, the project is divided into 2 phases i.e.,  1 Phase- I - 2.912 acres  2 Phase- II - 1.325 acres  The application for registration was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/372 dated 09.09.2021 was issued to the promoter with an opportunity of being heard on 21.09.2021. The promoter submitted the reply on 20.09.2021, after scrutiny of the reply remaining deficiencies were conveyed to the promoter.  On 21.09.2021, the promoter requested for one week time for rectification of deficiencies and the authority grants the same. The matter to come up on 27.09.2021. On 27.09.2021, the authority directed the promoter to remove the above mentioned deficiencies and the matter to come up on 11.10.2021. On 11.10.2021, the promoter was requested for the adjournment to submit the deficit documents and the Authority considered the request. The matter to come up on 26.10.2021. On 26.10.2021, the matter was adjourned and fixed for 27.10.2021. On 27.10.2021, the authority directed the promoter to submit the deficit documents and fixed the matter for 21.12.2021. On 15.11.2021, the promoter submitted the reply which was scrutinized and the</p>		

remaining deficiencies were conveyed to the promoter. On 21.12.2021, the authority decided to refer the matter to Ms. Geeta Rathee Singh for legal opinion regarding the late fee and fix the matter for 10.01.2022. The promoter submitted the reply dated 24.12.2021 and 07.01.2022 which was conveyed to the promoter. On 10.01.2022, the authority decided to issue a show cause notice before the rejection and fixed the matter for 14.02.2022.

On 09.02.2022 and 11.02.2022, the promoter submitted the reply which was scrutinized and the remaining deficiencies were conveyed to the promoter.

On 14.02.2022, the AR of the promoter company informs that in response to the notice issued by the Authority dated 14.01.2022, the deficiencies have been rectified except for minor corrections in online DPI and form A to H. Further, the promoter company has applied for issuance of NOC for storm water and the same is expected within a week by which time, the requisite corrections in online DPI and from A to H will be submitted. The matter to come up on 28.02.2022. On 28.02.2022, the Authority directed the promoter to submit the provisioning of rain water harvesting system alongwith the minor rectification in from A to H and online DPI and matter was fixed for 07.03.2022. On 07.03.2022, the Authority directed the promoter to submit the corrected Online DPI, Form (A-H) and a report regarding the rain harvesting system within a week. The matter to come up on 14.03.2022.

On 14.03.2022, the authority directed the promoter to submit the online form (A-H) within a week and fixed the matter for 21.03.2022. On 21.03.2022, the matter was adjourned and fixed for 04.04.2022.

On 04.04.2022, the Authority directed the promoter to submit the corrected online (A-H) form and fixed the matter for 11.04.2022.

The promoter submitted a reply on 07.04.2022 and 08.04.2022 in which they submitted corrected online (A-H) form.

On 11.04.2022, the authority directed the promoter to submit the technical due diligence report regarding incomplete works which are required to be completed for obtaining CC of the whole project be submitted along with estimated financial cost. For obtaining CC of the project what dues are to be paid shall also to be specified along with narration of other pre-requisite to be completed for applying/obtaining CC. The total financial liability needs to be kept in the RERA account maintained for the project.

The matter to come up on 25.04.2022.



  
25/04/2022

Ashish Kush  
Planning Executive

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Karan Bedi	Director	9899006699	karanbedi@jmdgroup.in
2.	Sh. Dharmender Singh	Architect	9313553995	sharmender@jmdgroup.in
3.	Ms. Priyanka Aggarwal	AR	9971959942	iabmpagarwal@gmail.com



4.	Sh. Sunil Bedi	MD	9811034823	
<b>PROCEEDINGS OF THE DAY</b>				
<p>Proceedings dated: 25.04.2022</p> <p>Sh. Ashish Kush, Planning Executive briefed about the facts of the project.</p> <p>Sh. Karan Bedi (Director), Sh. Dharmender Singh (Architect), Ms. Priyanka Aggarwal (AR) and Sh. Sunil Bedi (MD) are present on behalf of the promoter.</p> <p>The AR of the promoter submitted that OC for the entire building stands obtained on 18.10.2018 from DTCP and a report from Paresh &amp; Associates has been obtained regarding the technical and financial due diligence for pending works &amp; cost thereof for obtaining Completion Certificate. As per the financial report, the electrical sub station work is pending and estimated cost for the work is Rs. 65 lakhs as well renewable energy system is pending and estimated cost for the work is Rs. 32 lakhs.</p> <p>The Authority directed the promoter to submit the above said amounts in the RERA account which is to be used only for the above said works.</p> <p>The promoter also submitted an affidavit-cum-undertaking that the Government dues regarding the project are not pending and the EDC, IDC, License fee, conversion charges, renewable charges till date are fully paid. The Authority decided to grant registration subject to condition that the above said amount shall remain deposited in the separate RERA account and shall be used as per provisions of the Act and for executing pending works applying for CC.</p> <p style="text-align: center;"> <b>Vijay Kumar Goyal</b> (Member- Harera, Gurugram)</p> <p style="text-align: center;"> <b>Dr. K.K. Khandelwal</b> (Chairman- Harera, Gurugram)</p>				



**AGENDA OF THE MEETING**

**DATED: 25.04.2022**

ITEM NO.		RPIN	335
<b>SUBJECT</b>	Application for registration of project "Suburbio-1" in Sector-67, Gurugram being developed by M/s JMD Ltd.		
<b>APPLICATION DETAILS</b>			
1.	<b>Application for registration</b> (for whole project/ phase)	Phase	
2.	<b>Name of the project</b>	Suburbio-1	
3.	(a) <b>Total licensed area of the project</b>	4.237 acres	
	(b) <b>Area applied for registration</b>	2.912 acres	
4.	<b>Location of the project</b> (location of the project is to give as phase is part of the project even if phase is to be registered)	Sector- 67, Gurugram	
5.	<b>Status of the project</b> (status of the project is to be given not of the phase even if phase is to be registered) (New/ Ongoing) Definition of ongoing project as provided in rule 2(o) <sup>1</sup>	Ongoing	
6.	<b>Planning area</b>	Gurgaon - Manesar Urban Complex - 2031 A.D.	
<b>CASE HISTORY</b>			
<b>Sr. No.</b>	<b>File status</b>	<b>Date</b>	

<sup>1</sup> "on-going project" means a project for which a license was issued for the development under the Haryana Development and Regulation of Urban Area Act, 1975 on or before the 1<sup>st</sup> May, 2017 and where development works were yet to be completed on the said date



1.	Application for registration received on	03.09.2021
2.	First notice Sent on	09.09.2021
3.	First hearing on	21.09.2021
4.	Second hearing on	27.09.2021
5.	Third hearing on	11.10.2021
6.	Fourth hearing on	26.10.2021
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13.	Eleventh hearing on	14.03.2022
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15.	Thirteenth hearing on	04.04.2022
16.	Fourteenth hearing on	11.04.2022
17.	Fifteenth hearing on	25.04.2022

**DETAILS**

**DETAILS OF THE PROJECT PROMOTER**

The application under section 4 of the Real Estate (Regulation & Development) Act, 2016, has been received in the authority for registration of real estate project/phase (whichever is applicable) having following details:

1.	Name of the applicant-promoter	M/s JMD Ltd.
2.	Legal capacity to act as applicant promoter	BIP Holder
3.	Status of the promoter	Company
4.	Registered address	3 <sup>rd</sup> Floor, JMD Regent Square, M.G. Road, Gurugram, Haryana- 122001



**PROJECT AND FEE DETAILS**

1. Details of the project			
Sr. No.	Particulars	Details	
1.	Name of the project	Suburbio-1	
2.	Location of the project	Sector-67, Gurugram	
3.	(a) Whether project is to be implemented in one go or in phases	Phases	
	(b) No. of Phases	2	
4.	Licence no. and date of validity	291 of 2007 dated 31.12.2007 valid upto 30.12.2024	
5.	Total licensed area of the project	4.237 acres	
6.	Area for registration	2.912 acres	
7.	Nature of the project	Commercial Colony	
8.	Name of the license holder	M/s Ananddham Realtors Pvt. Ltd.	
9.	Name of the collaborator (if any)	M/s Ansal Properties & Infrastructure Ltd.	
10.	Name of the BIP Holder (For 2.912 acres)	M/s JMD Ltd.	
2. Fee details			
1.	Fee details		
	(a)	Registration fee	Rs 7,21,798/-
	(b)	Late fee	Rs 21,65,394/- (300% of registration fee)
	(c)	Processing fee	Rs 2,06,227/-
	(d)	Total	Rs 30,93,419/-
2.	DD Details		
	(a)	DD amount	1. Rs 7,50,000/- 2. Rs 19,13,500/-
	(b)	DD no. and date	1. 146589 dated 31.08.2021 2. 146781 dated 14.02.2022
	(c)	RTGS	39231 dated 19.09.2018 for Rs 4,30,000/-



(d)	Name of the bank issuing	Kotak Mahindra Bank
(e)	Deficient amount	NIL

**ONLINE APPLICATION SCRUTINY**

1.	Whether the applicant has applied for the registration on official website of the Haryana Real Estate Regulatory Authority, Gurugram.	YES	NO
		√	
2.	Unique no. generated online	RERA-GRG-PROJ-762-2020	
3.	Whether the hard copy of the online application REP-I authenticated by promoter?	YES	NO
		√	
4.	The status of mandatory plans to be uploaded online before registration is as under:		
	<b>Sr. No.</b>	<b>List of plans</b>	<b>Tick if provided</b>
			<b>Date of upload document</b>
	1.	Layout plan	√
	2.	Demarcation plan	√
	3.	Zoning plan	√
	4.	Building plans includes following	
	4.1	Site plan	√
	4.2	Floor plan	√
	4.3	Apartment plans	N/A
	4.4	Elevation section	√
	4.5	X-section plan	√
	4.6	Structural plan	√
	4.7	Parking plan	√
	5.	Service plans and estimates	
	5.1	Roads and pavement plan	√
	5.2	Electricity supply plan	√
	5.3	Water supply plan	√
	5.4	Sewerage plan	√





	5.5	Solid waste management plan	√	05.03.2022
	5.6	Storm water drainage plan	√	05.03.2022
	5.7	Street light plan	√	05.03.2022
	5.8	Landscape plan	√	07.04.2022
	5.9	10% land transferred to the govt. for community facility	N/A	
	5.10	Copy of super imposed demarcation plan on the approved layout plan	√	07.04.2022
<p><b>Note:</b> Sr. no. 5.1 to 5.10 are part of the service plans and estimates submitted by the promoter to the competent authority for approval. Till approval is received the promoter should upload above plans as prepared by him and submitted to competent authority for approval. As and when approval is received the copy of the approved plan be uploaded online.</p>				
<b>5.</b>	<b>The status of mandatory documents to be uploaded online before registration is as under:</b>			
	<b>Sr. No.</b>	<b>List of documents</b>	<b>Tick if provided</b>	<b>Date of upload document</b>
	1.	Copy of license along with schedule of land	√	05.03.2022
	2.	Documents relating to the entry of license and collaboration agreement in the revenue record	√	05.03.2022
	3.	Non-default certificate from a chartered accountant	√	05.03.2022
	4.	Cash flow statement of the proposed project	√	05.03.2022
	5.	Certificate from a chartered accountant certifying that the information provided by the applicant in form REP-1 is correct as per the books of accounts/balance sheet of the applicant	√	02.03.2022
<b>6.</b>	<b>The documents uploaded online have been checked and same are found in order.</b>		YES	
<b>7.</b>	<b>The hard copy of online application i.e. REP-I (Part A-H) is in the proper format and all required details have been provided.</b>		YES	
<b>8.</b>	<b>Following are the deficiencies in the online application form:</b>			




	<b>Sr. No.</b>	<b>Status of deficiencies in online application</b>					
	1.	All the deficiencies are removed by the promoter.					
<b>DETAILED PROJECT INFORMATION: SCRUTINY</b>							
	9.	One set of DPI in the proper format has been received and checked. All the necessary details have been provided and found to be in order. DPI along with annexures is placed before the authority for consideration.					
	10.	<b>Details of statutory approvals.</b>					
	10.1	<b>Statutory approvals required prior to registration</b>					
		<b>Sr. No.</b>	<b>Particulars</b>	<b>Approval no.</b>	<b>Date</b>	<b>Valid upto</b>	<b>Remarks</b>
		1.	License approval	291 of 2007	31.12.2007	30.12.2024	
		2.	Zoning plan approval	TCP- 1609	05.06.2008		
		3.	Building plan / site plan approval	ZP- 347/AD(RA)/2013/ 57349	13.11.2013	12.11.2018	OC received dated 18.10.2018
		4.	Environment Clearance approval	DEH/09/S EIAA/153	16.04.2009	15.04.2014	CTO obtained dated 20.08.2021
	10.2	<b>Approvals either applied for or obtained prior to registration. (These approvals if applied be obtained within three months of issue of registration certificate. After approval intimation, be given to the authority and online updation be done.)</b>					
		1.	Airport height clearance	AAI/NOC/ 2008/293 /1035-37	27.10.2008	04.06.2013	OC obtained dated 18.10.2018
		2.	Fire scheme approval	Memo no. DES/FA/ 2017/706	15.06.2017		
		3.	Service plan estimates approval	Memo No. LC-1575-	23.05.2016		



				PA(SN)- 2016/102 82			
		4.	Electrical load availability connection	Ch- 63/SE/R- AAPDRP/ OLNC- HT/GGN- II/SOL- 671	31.03.2020		
	<b>10.3</b>	<b>Mandatory approvals if applicable and required before construction can be started.</b> (These may be either applied or obtained prior to registration. The applied permissions be obtained within three months of issue of registration certificate.)					
		1.	Forest NOC	N/A			Affidavit Given
		2.	Natural conservation zone NOC	N/A			Affidavit Given
		3.	Tree cutting permission from DFO NOC	N/A			Affidavit Given
		4.	Forest land diversion	N/A			Affidavit Given
		5.	Power Line shifting NOC	N/A			Affidavit Given
<b>11.</b>	<b>(a)</b>	<b>Additional scrutiny and verification by Planning Executive</b>					
		<b>Sr. No.</b>	<b>Description</b>	<b>Scrutiny</b>			
		1.	Land title of the project - whether title deeds, mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application are attached.	YES			
		2.	License validity - if expired, whether renewal application submitted to DTCP along with payment of requisite fee	Valid			
		3.	In case promoter is other than licensee - confirm collaboration/ development agreement as below: -				
		3.1	Collaboration agreement - registered or not	N/A			




		3.2	Whether it is irrevocable	N/A	
		3.3	Whether it provides marketing right to developer	N/A	
		3.4	Verify and report - any other restricting clause in such agreement	N/A	
	4.	Whether beneficiary interest permission in favor of promoter - approved by DTCP is attached.		YES	N/.
	5.	Whether non-encumbrance certificate issued by tehsildar/ revenue officer is submitted.		YES	N/.
	6.	In case of encumbrance whether prescribed form filed with registrar of companies for creation of charge		N/A	
	7.	Whether the land title search report is in order		YES	
	<b>(b)</b>	<b>Comments of Planning Executive</b>			
	<b>Sr. No.</b>	<b>Deficiencies/Observations</b>			
	1.	All the deficiencies have been fulfilled by the promoter.			
		 <b>Planning Executive</b>			
<b>12.</b>	<b>Scrutiny by Chartered Accountant</b>				
	<b>Description</b>			<b>Scrutiny</b>	
	<b>Part - A - Project proponents</b>				
	1.	Check company incorporation and object clause in memorandum & articles of association		Provided	
	2.	In case of change in name of entity, whether previous incorporation certificate/ identity document is attached		N/A	
	3.	Whether director's information as required along with supporting documents like address proof, PAN card, passport, etc. are attached?		Provided	
	<b>Part - C - Project details</b>				
	4.	In case land is encumbered, whether requisite charge is created in favor of lender? (Copy of form		Non encumbrance Provided	




	filed with ROC to be attached along with sanction letter of lender)	
5.	Whether supporting documents for land cost are attached?	Sale Deed provided
6.	Whether infrastructure cost as mentioned is in line with supporting documents?	Provided. However, cost of IDW apportioned appropriately.
7.	Whether financial resources to meet the project cost are properly mentioned?	YES
8.	Whether all particulars in section are properly filled in and provided?	YES
<b>Part - E - Project cost/ sale proceeds details</b>		
9.	Whether all supporting documents for project cost are submitted?	YES
10.	Whether project report and supporting costing documents for internal development work are provided?	Provided
11.	Whether construction cost & other details as mentioned are in line with details in other sections?	YES
<b>PART - H - Separate bank account of project</b>		
12.	Whether the board resolution duly acknowledged by bank for operation of bank account is submitted properly specifying same to be 70% collection account as per RERA rules.	Provided
13.	Whether details of all authorized signatories to operate the bank account are properly mentioned in prescribed format and required documents are submitted for same	Provided
<b>Part - J - Quarterly schedule of physical and financial progress</b>		
14.	Whether the financials details in summary sheet are properly filled in and duly authenticated?	YES
15.	Verify quarterly expenditure statement till end of project and ensure that all cost elements are captured therein	YES
16.	Verify quarterly source of funds till end of project and ensure that there is no inconsistency in same with summary details provided in section	YES



17.	Verify that sale numbers are matching with summary details in prescribed form	N/A	
18.	Verify net cash flow statement to ensure that it remains positive till end of project	YES	
19.	Whether CA certificate for non-default in payment of debt obligations is provided	YES	
20.	Verify financial statements for last three years of promoter and check for repayment of financial obligations, statutory dues. Any other adverse financial position as observed from financial statements is to be highlighted.	Disputed demand under various forum is aggregate of Rs. 11.47 crore.	
21.	Net worth of promoter (as per latest balance sheet)	Net worth for the financial year 2019-20 is 123.8 crore.	
<b>Part - K - Additional details in case of ongoing project</b>			
22.	Whether financial and inventory details are verified by CA and CA certificate is issued in prescribed format?	N/A	
23.	<b>Comments of Chartered Accountant</b>		
	<b>Sr. No.</b>	<b>Deficiencies/Observations</b>	
	1.	All the deficiencies are removed.	
		 25.04.2022 <b>Chartered Accountant</b>	
13.	<b>Scrutiny by Planning Executive</b>		
	<b>Sr. No.</b>	<b>Description</b>	<b>Scrutiny</b>
	1.	Whether the collaboration agreement is registered?	N/A
	2.	Whether the collaboration agreement is irrevocable?	N/A
	3.	Whether the land mentioned in the collaboration agreement is same as mentioned in the license?	N/A
	4.	Whether the fact that project land licensed and bonded for setting up of a colony has been informed to the revenue department for entry in the record of ownership?	YES



5.	Whether collaboration agreement gives right to develop, marketing, raising funds and allotment of real estate in totality?	N/A
6.	Whether the sale agreement with the buyer by the beneficial interest permission holder i.e. promoter is entered into with the concurrence and signatures of licensee and collaborator (if any)?	N/A
	<b>S.no</b>	<b>Comments</b>
	1.	All the deficiencies are removed.
 <b>Planning Executive</b>		
<b>14.</b>	<b>Conditions to be incorporated in the registration certificate:</b>	
1.	The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017;	
2.	The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act;	
3.	The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.	
4.	The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause (l) of sub-section 2 of section 4;	
5.	The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State;	
6.	The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.	



7.	The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time.
8.	Preferential location charges shall only be levied on such apartments, plots or buildings which are duly approved in the layout plan by the competent authority and the same shall have to be indicated at the time of registration of the project with the authority along with preferential location charges/special preferential location charges etc., otherwise no PLC chargeable from the allottees.
9.	The promoters shall submit list of apartments, plots or buildings sold through real estate agents along with details of the commission and details of the property at the time of submission of quarterly progress report.
10.	No separate EDC/IDC are payable by the allottees except the basic sale price on carpet area basis.
11.	The attention of the promoter is invited to the definition of common areas provided in section 2(n) of the Real estate (Regulation and Development) Act, 2016 and specifically community and commercial facilities as provided in real estate project are part of the common areas. Accordingly, these are to be transferred to the association of allottees or the competent authority as the case may be along with all other mentioned common facilities. Accordingly, the promoter is restrained to part away with such facilities with third party.
12.	The sale shall not be permitted through real estate agent without availability of prospectus/brochure containing necessary details and a set of drawing and approvals with the real estate agent registered with the HARERA. In case of engagement of real estate agent or change of real estate agent, the promoter shall inform the same to the authority.
13.	In future any new allotment in ongoing projects or new projects, the plot/apartment/or building shall be sold only on carpet area basis and not on super area basis and the rate shall be inclusive of all charges like including GST/PLC.
14.	There shall not be any subvention scheme for the registered project without prior approval of the authority.
15.	The promoter shall make available all the approved plans of the project on the project site.
16.	As per section 11, the promoter shall form an association of allottees or society or co-operative society, as the case may be, of the allottees, or a federation of the same shall be formed, within a period of three months of the majority of allottees having booked their plot/apartment/building and inform the authority about the AOA.





17	The promoter shall incorporate a condition in the allotment letter that buyer of unit shall enroll himself as a member of registered association under this project.
18	The promoter shall declare details of the floor along with specifications, payment plan and time for handing over of possession of unit after obtaining all required approvals from the competent Authority.
19	As per section 13, the promoter shall not accept a sum more than ten per cent of the cost of the apartment, plot, or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale with such person and register the said agreement for sale, under any law for the time being in force.

**DECISION OF THE AUTHORITY**

**APPROVED**

*V. J. Goyal*

**Sh. Vijay Kumar Goyal**  
Member, HARERA, Gurugram

*Dr. Krishana Kumar*

**Dr. Krishana Kumar**  
**Khandelwal**  
Chairman, HARERA, Gurugram

