

### Project hearing brief

SN	Particulars	Details		
1.	<b>Name of the project</b>	Group Housing project - "Palm Hills", Sector-77, Gurugram		
2.	<b>Name of the phase</b>	Palm Select		
3.	<b>Name of the promotor</b>	<b>M/s Emaar MGF Land Ltd.</b>		
4.	<b>Legal capacity</b>	Collaborator		
5.	<b>Online application ID</b>	RERA-GRG-PROJ-445-2019		
6.	<b>License no.</b>	56 of 2009 dated 31.08.2009	<b>Valid/renewed upto</b>	30.08.2019
		62 of 2013 dated 05.08.2013	<b>Valid/renewed upto</b>	04.08.2019
7.	<b>Total license area</b>	29.34675 Acres	<b>Area to be registered</b>	3.29 Acres
8.	<b>File Status</b>	<b>Date</b>		
	<b>File received on</b>	06.12.2019		
	<b>Personal hearing on</b>	16.12.2019		
9.	<b>Deficit documents</b>	<ol style="list-style-type: none"> <li>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).</li> <li>2. License no 56 of 2009 and 62 of 2013 are expired and applied for the renewal with fees. However, Copy of EDC and IDC receipt are submitted.</li> <li>3. Layout Plan superimposed on the Demarcation plan with the marking of both licenses, phases and table of khasra no. for all the phases.</li> <li>4. Details of sold and unsold inventory. <b>Status- Provided.</b></li> <li>5. Part- J in case of ongoing project needs to be submitted with the list of allotees. <b>Status- Provided.</b></li> <li>6. Land cost as per registration on the basis of sale deed having value of INR 1921.92 lacs for an area of approx. 3.29 acres, the basis of valuation needs to be clarified. The project is under Joint development agreement &amp; as per CA certificate attached with DPI Land cost is NIL which needs to be explained.</li> <li>7. License fee serial no.1(c) provided INR 32.81 lacs, however as per LOI serial no. 6 INR (28.52+71) =29.32 lac has been mentioned on account of balance license fee for the whole project. The promoter needs to clarify the basis of providing cost of license fee for the project.</li> <li>8. Serial no. 2 External Development Charges as per LOI is 822.14 lacs has been mentioned in DPI which needs to be clarified by</li> </ol>		

		<p>the promoter.</p> <p>9. Other cost serial no. 7.7- INR 186 lacs details needs to be provided with supporting.</p> <p>10. Serial no.8- Total provided INR 5889.52 lacs needs to be checked &amp; corrected.</p> <p>11. Serial no. 4 Total cost IDW &amp; serial no.5 Total project cost not filled up.</p> <p>12. Serial no. 7.1 Total estimated sale value for an area 132000 @ 5600/- provided whereas total floor area is 12263.21 sqm clarification needs to be provided.</p> <p>13. Financial resources of the project serial no.9.4- the promoter needs to clarify that the instalment from allottee before completion of the project INR 7392 Cr which is the total estimated sale value of the project will be received from allottee &amp; correction to be made in value.</p> <p>14. Serial no. 1.5.7 Board resolution for authorizing bank account operation has been provided, however details of all the signatory needs to be provided in the DPI along with their documents. <b>Status-Provided</b></p> <p>15. Affidavit of the promoter for RERA compliance not found on record. <b>Status- Provided</b></p> <p>16. Undertaking from financial institution to abide by the provision of RERA has been submitted, however the onus of transferring the amount is on promoter itself the bank is not taking any responsibility either as guarantor or otherwise. The format of undertaking by the bank is in the notification issued by the authority on 10/05/2019.</p> <p>17. Serial no.4 Statement of quarterly expenditure &amp; sources of funds - The figures provided is not in sync with the cost provided in Part-E which needs to be corrected.</p> <p>18. Copy of approval letter from financial institution for home loan tie-up not provided.</p> <p>19. Since this is an on-going project details not filled up in the DPI to be provided. <b>Status-Provided</b></p> <p>20. CA certificate for financial &amp; inventory details in respect of ongoing project provided which does not tally with the figures provided in Estimated quarterly expenditure statement &amp; Part-E. Inventory valuation at cost price also not certified.</p> <p>21. The possession date mentioned in the application form and BBA needs to be changed according to the completion date mentioned in REP-II.</p> <p>22. The allotment letter submitted by the applicant is not in the proper format. The same needs to be submitted. <b>Status- Provided</b></p> <p>23. The <u>payment</u> plan is not attached as the annexure to the BBA.</p>
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Therefore, the same needs to be submitted.

**Day and Date of hearing**

Wednesday and 18.12.2019

**Proceeding recorded by**

**REPRESENTED THROUGH**

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	ROHIT MEHTA	Govt. Affairs	9811535184	rohit.mehta@emaar-india.com
2.	VATSALA GUPTA	Govt. Affairs	9899386159	vatsala.gupta@emaar-india.com

**PROCEEDINGS OF THE DAY**

The matter is adjourned for 24.12.2019  
at 3:00 pm.

  
18/12/19  
PLANNING EXECUTIVE  
Recorded by

**Signature**

