

Project hearing brief


S.No.	Particulars	Details	
1.	Name of the project	SHF Homes	
2.	Name of the promoter	M/s SHF Square LLP	
3.	Nature of the project	Affordable Plotted colony	
4.	Location of the project	Sector-3, Farukhnagar, Gurugram, Haryana	
5.	Legal capacity to act as a promoter	Change of Developer Holder	
6.	Status of project	New	
7.	Whether registration applied for whole/ Phase	Whole	
8.	Online application ID	RERA-GRG-PROJ-975-2021	
9.	License no.	49 of 2017 dated 17.07.2017	Valid upto 16.07.2022
10.	Total licensed area	7.01875 acres	Area to be registered 7.01875 acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	17.07.2017 16.07.2022
	ii)	Zoning Plan Approval	13.10.2021
	iii)	Layout plan Approval	19.06.2020
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	28.09.2021
12.	File Status	Date	
	File received on	01.02.2022	
	First notice Sent on	12.02.2022	
	First reply submitted on	23.02.2022	
13.	Status of Documents	1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status: - Done 2. Corrections in Detailed Project Information needs to be done. Status: - Done 3. Copy of revised Letter of intent (LOI) needs to be provided.	

		<p>Status: - Provided</p> <p>4. The legal capacity of the promoter M/s SHF Square LLP need to be clarified. Status: - Change of developer is provided</p> <p>5. Copy of revised LC-IV and LC-IVB needs to be provided. Status: - Provided</p> <p>6. Revised copy of project report needs to be submitted. Status: - Provided</p> <p>7. Complete details in PERT Chart needs to be submitted. Status: - Provided</p> <p>8. REP-II needs to be provided. Status: - Provided</p> <p>9. Information to revenue department about the fact that project land licensed and bonded for setting up of a colony not informed to the revenue department for entry in the record of ownership needs to be submitted. Status: - Provided</p> <p>10. Copy of forest NOC, natural conservation zone NOC, tree cutting permission /NOC, forest land diversion and power line shifting NOC need to be submitted. Status: - Affidavit Provided</p> <p>11. Approval/assurance for water supply, sewage disposal and storm water drainage from competent authority needs to be submitted. Status: - Provided</p> <p>12. Copy of approved landscape plan, approved solid waste management plan and approved storm water drainage plan need to be submitted. Status: - Provided</p> <p>13. Copy of superimposed demarcation plan on approved layout plan need to be provided. Status: - Provided</p> <p>14. Details of inventory plot wise needs to be submitted. Status: - Provided</p> <p>15. Latest copy of Mutation duly certified by revenue officer six months prior to date of application needs to be submitted. Status: - Provided</p> <p>16. Electrical load availability NOC not submitted. Status: - Provided</p> <p>17. Payment plans need to be provided Status: - Provided</p> <p>18. The Legal documents i.e., application form, BBA, allotment letter and conveyance deed related to allottees is not in the proper format. The same needs to be provided. Status: - Provided</p>
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	<p>Observations-</p> <p>19. Escrow agreement with the bank needs to be submitted. Escrow agreement with the bank needs to be submitted.</p> <p>Status: - Provided</p> <p>20. Auditor report and audited financial statement needs to be submitted.</p> <p>Status: - Provided</p>
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Day and Date of hearing	Monday and 28.02.2022
Proceeding recorded by	Ram Niwas

Case History:
An application regarding registration of affordable plotted project namely "SHF Homes" situated at Sector-3, Farukhnagar, Gurugram, Haryana being developed by M/s SHF Square LLP was submitted on 01.02.2022 under section 4 of Real Estate (Regulation and Development), Act 2016.
The project area for registration is same as that of the licensed area i.e., 7.01875 acres. License no - 49 of 2017 dated 17.07.2017 issued by the Town and Country Planning Department, Haryana in favour of Sh. Ravinder Yadav, RRD Developers, Sh. Deepak Yadav in collaboration with RRD Developers. Further, M/s SHF Square LLP obtained the change of developer permission for the development of the said project vide memo no. LC-3259-JE(S)-2022/2723 dated 01.02.2022. The application for registration was scrutinized and 1st deficiency notice vide notice no.HARERA/GGM/RPIN/433 dated 12.02.2022 was issued to the promoter with an opportunity of being heard on 28.02.2022. The promoter has submitted the reply dated 23.02.2022 and 25.02.2022 which was scrutinized all the deficiencies are removed by the promoter.



PROCEEDINGS OF THE DAY


An application regarding registration of affordable plotted project namely "SHF Homes" situated at Sector-3, Farukhnagar, Gurugram, Haryana being developed by M/s SHF Square LLP was submitted on 01.02.2022 under section 4 of Real Estate (Regulation and Development), Act 2016.
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25.02.2022 which was scrutinized by the concerned planning executive all the deficiencies are compiled by the promoter.

Keeping in view the above facts, the authority has decided to grant registration of the project. Three set of authenticated copy of detailed project information duly binded be submitted.

v.1 - 3
Vijay Kumar Goyal
(Member)


Dr. K.K. Khandelwal
(Chairman)

