

Project hearing brief

| S.No. | Particulars | Details | |
|-------|--|---|---|
| 1. | Name of the project | Emaar Business District 89 | |
| 2. | Name of the promoter | M/s Emaar India Ltd. | |
| 3. | Nature of the project | Commercial Plotted Colony (SCO) | |
| 4. | Location of the project | Sector- 89, Gurugram | |
| 5. | Legal capacity to act as a promoter | Collaborator | |
| 6. | Status of project | New | |
| 7. | Whether registration applied for whole | Whole Project | |
| 8. | Online application ID | RERA-GRG-PROJ-901-2021 | |
| 9. | License no. | 52 of 2021 dated 18.08.2021 | Valid up to 17.08.2026 |
| 10. | Total licensed area | 3.70625 acres | Area to be registered 3.70625 acres |
| 11. | Statutory approvals either applied for or obtained prior to registration | | |
| | S.No | Particulars | Validity up to |
| | i) | License Approval | 52 of 2021 dated 18.08.2021 17.08.2026 |
| | ii) | Zoning Plan Approval | Applied |
| | iii) | Layout plan Approval | Drg. No DTCP 7857 dated 18.08.2021 |
| | iv) | Environmental Clearance | N/A N/A |
| | v) | Service plan and estimate approval | Applied on 02.09.2021 |
| 12. | File Status | Date | |
| | File received on | 31.08.2021 | |
| | First notice Sent on | 03.09.2021 | |
| | Reply submitted on | 09.09.2021 | |
| | First hearing on | 14.09.2021 | |
| | Second hearing on | 21.09.2021 | |
| | Third hearing on | 27.09.2021 | |
| | Fourth hearing on | 04.10.2021 | |
| | Fifth hearing on | 19.10.2021 | |
| | Sixth hearing on | 09.11.2021 | |
| 14. | Status of Documents | 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. | |



| | | |
|--------------------------------|--------------------------|--|
| | | <p>Status: Submitted.</p> <p>2. Approved Service Plan and Estimates needs to be submitted. Status: Applied copy submitted, pending for final approval.</p> <p>3. Demarcation plan, zoning plan and architectural control sheet needs to be submitted. Status: Applied copy submitted, pending for final approval.</p> |
| | Deficit Documents | <p>1. Approved Service Plan and Estimates needs to be submitted.</p> <p>2. Demarcation plan, zoning plan and architectural control sheet needs to be submitted.</p> |
| Day and Date of hearing | | Tuesday and 09.11.2021 |
| Proceeding recorded by | | Ramniwas |

Case History:-
The promoter M/s Emaar India Ltd. who is a Collaborator applied for the registration of real estate project namely "Emaar Business District- 89" located at Sector-89, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 11522/22744 dated 31.08.2021 and RPIN-368. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-901-2021. The project area for registration is same as that of the licensed area i.e. 3.70625 acres. License no - 52 of 2021 dated 18.08.2021. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/368 dated 03.09.2021 was issued to the promoter with an opportunity of being heard on 14.09.2021. The promoter submitted a reply dated 09.09.2021, after scrutiny of the reply deficiencies were conveyed to the promoter. On 14.09.2021, On the request of the promoter the matter was adjourned for 21.09.2021. The promoter submitted a reply dated 20.09.2021, after scrutiny of the reply the remaining deficiencies were conveyed to the promoter. On 21.09.2021, the promoter requested for one week time and the authority grants the same and matter is adjourned for 27.09.2021. The promoter submitted a reply on 22.09.2021, after scrutiny of the reply the remaining deficiencies were conveyed to the promoter. On 27.09.2021, The authority directed the promoter to remove the above mentioned deficiencies. The matter to come up on 04.10.2021. On 04.10.2021, the above deficiencies still have not been rectified. The matter to come up on 19.10.2021. The promoter submitted the reply on 08.10.2021, after scrutiny of the reply the following deficiencies are mentioned below:

1. Approved Service Plan and Estimates needs to be submitted.
2. Demarcation plan, zoning plan and architectural control sheet needs to be submitted.

The promoter submitted the Bank guarantee of Rs 25 lac for Architectural Control Sheet and Rs 50 lac for the approved service plan and estimates on 13.10.2021. On 19.10.2021, the AR is advised to submit an undertaking that the timelines of one month for submission of architectural control sheet and 3 months for submission of service plan and estimates from grant of RC shall be strictly followed failing which the Authority will be at liberty to forfeit the Bank Guarantee. The matter to come up on 09.11.2021


Planning Executive

REPRESENTED THROUGH

| Sr. no. | Name | Designation | Mobile No. | E-mail |
|---------|---------------|-----------------|------------|-------------------------------|
| 1. | Rohit Mehta | General Manager | 9811535184 | rohit-mehta@emaar-india.com |
| 2. | Anitesh Singh | Dy. Manager | 9899345535 | anitesh-singh@emaar-india.com |



PROCEEDINGS OF THE DAY

Proceedings dated: 09.11.2021

Sh. Ashish Kush, Planning Executive, Planning Branch briefed the facts about the project.

Sh. Rohit Mehta (General Manager) and Sh. Anitesh Singh (Dy. Manager) are present on behalf of the promoter.


The promoter submitted the Bank guarantee of Rs 25 lac for Architectural Control Sheet and Rs 50 lac for the approved service plan and estimates on 13.10.2021. As per proceedings dated 19.10.2021, the promoter also submitted an undertaking that failing the timelines of one month for submission of architectural control sheet and 3 months for submission of service plan and estimates from grant of RC the authority may encash the bank guarantee.

The authority decides to grant the registration certificate subject to the corrections in online DPI.

Further, a condition shall be imposed that no withdrawal of any amount shall be allowed till submission of above documents. Any sale made on the basis of draft architectural control sheet and service plan estimates shall be subject to final approved architectural control sheet and service plans and estimates.

In case of failure to submit the approved Demarcation plan, Architectural Control Sheet within one month from the date of issuance of registration certificate and Service estimates and plans within three months from the date of issuance of registration certificate, then the amount collected from the allottees is liable to be refunded with interest at the prescribed rate and the registration certificate shall be treated as deemed cancelled.

V.K. - 
Vijay Kumar Goyal
(Member)


Dr. K.K. Khandelwal
(Chairman)



AGENDA OF THE MEETING

DATED: 09.11.2021

| ITEM NO. | RPIN | 368 |
|----------------------------|---|---|
| SUBJECT | Application for registration of Commercial plotted colony namely "Emaar Business District 89" in Sector-89, Gurugram being developed by M/s Emaar India Ltd. | |
| APPLICATION DETAILS | | |
| 1. | Application for registration (for whole project/ phase) | Project |
| 2. | Name of the project | Emaar Business District 89 |
| 3. | (a) Total licensed area of the project | 3.70625 acres |
| | (b) Area applied for registration | 3.70625 acres |
| 4. | Location of the project (location of the project is to give as phase is part of the project even if phase is to be registered) | Sector- 89, Gurugram |
| 5. | Status of the project (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) ¹ | NEW |
| 6. | Planning area | Gurgaon - Manesar Urban Complex - 2031 A.D. |
| CASE HISTORY | | |
| Sr. No. | File status | Date |

¹ "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 1st May, 2017 and where development works were yet to be completed on the said date



| | | |
|----|--|------------|
| 1. | Application for registration received on | 31.08.2021 |
| 2. | First notice sent on | 03.09.2021 |
| 3. | First hearing on | 14.09.2021 |
| 4. | Second hearing on | 21.09.2021 |
| 5. | Third hearing on | 27.09.2021 |
| 6. | Fourth hearing on | 04.10.2021 |
| 7. | Fifth hearing on | 19.10.2021 |
| 8. | Sixth hearing on | 09.11.2021 |

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 Emaar India Ltd. |
| 2. | Legal capacity to act as applicant promoter | Collaborator |
| 3. | Status of the promoter | Company |
| 4. | Registered address | 306-308, Square One, C2 District Centre, Saket, New Delhi- 110017 |

PROJECT AND FEE DETAILS

| | | | | |
|----|-------------------------------------|---|---|-----|
| 1. | Details of the project (as a whole) | | | |
| | Sr. No. | Particulars | Details | |
| | 1. | Name of the project | Emaar Business District 89 | |
| | 2. | Location of the project | Sector-89, Gurugram | |
| | 3. | (a) | Whether project is to be implemented in one go or in phases | New |
| | | (b) | No. of Phases | N/A |
| 4. | Licence no. and date of validity | 52 of 2021 dated 18.08.2021 valid upto 17.08.2026 | | |



| | | | |
|------------------------------------|---|------------------------------------|--|
| | 5. | Total licensed area of the project | 3.70625 acres |
| | 6. | Area for registration | 3.70625 acres |
| | 7. | Nature of the project | Commercial Plotted Colony (SCO) |
| | 8. | Name of the license holder | M/s Jamb Propbuild Pvt. Ltd. and others |
| | 9. | Name of the collaborator (if any) | M/s Emaar India Ltd. |
| 2. | Fee details | | |
| | 1. | Fee details | |
| | (a) | Registration fee | 22498.05 * 20* 1.5 = Rs 6,74,941.5/- |
| | (b) | Processing Fee | 22498.05 * 10 = Rs 2,24,980/- |
| | (c) | Late fee | N/A |
| | (d) | Total | Rs 8,99,921.5/- |
| | 2. | DD Details | |
| | (a) | DD amount | 1. Rs 8,24,956/- 2. Rs 75,000/- |
| | (b) | DD no. and date | 1. 917116 dated 16.07.2021 2. 205004 dated 08.09.2021 |
| | (c) | Name of the bank issuing | HSBC Mumbai Branch |
| | (d) | 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-901-2021 |
| 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: | | |



| Sr. No. | List of plans | Tick if provided | Date of upload document |
|---------|--|------------------|------------------------------------|
| 1. | Layout plan | √ | 27.08.2021 |
| 2. | Demarcation plan | √ | 10.09.2021 |
| 3. | Zoning plan | N/A | |
| 4. | Building plans includes following | | |
| 4.1 | Site plan | √ | 27.08.2021 |
| 4.2 | Floor plan | N/A | |
| 4.3 | Apartment plans | N/A | |
| 4.4 | Elevation section | N/A | |
| 4.5 | X-section plan | N/A | |
| 4.6 | Structural plan | N/A | |
| 4.7 | Parking plan | N/A | |
| 5. | Service plans and estimates (Applied) | | |
| 5.1 | Roads and pavement plan | √ | 10.09.2021 |
| 5.2 | Electricity supply plan | √ | 21.10.2021 |
| 5.3 | Water supply plan | √ | 10.09.2021 |
| 5.4 | Sewerage plan | √ | 10.09.2021 |
| 5.5 | Solid waste management plan | √ | 21.10.2021 |
| 5.6 | Storm water drainage plan | √ | 10.09.2021 |
| 5.7 | Street light plan | √ | 21.10.2021 |
| 5.8 | Landscape plan | √ | 21.10.2021 |
| 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 | √ | 21.10.2021 (as per demarcation) |

Note: 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.



| | | | | | | |
|--|---|-------------------------|--------------------------------|-------------------|----------------|--|
| 5. The status of mandatory documents to be uploaded online before registration is as under: | | | | | | |
| Sr. No. | List of documents | Tick if provided | Date of upload document | | | |
| 1. | Copy of license along with schedule of land | √ | 27.08.2021 | | | |
| 2. | Documents relating to the entry of license and collaboration agreement in the revenue record | √ | 21.10.2021 | | | |
| 3. | Non-default certificate from a chartered accountant | √ | 27.08.2021 | | | |
| 4. | Cash flow statement of the proposed project | √ | 10.09.2021 | | | |
| 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 | √ | 21.10.2021 | | | |
| 6. | The documents uploaded online have been checked and same are found in order. | | YES | | | |
| 7. | The hard copy of online application i.e. REP-1 (Part A-H) is in the proper format and all required details have been provided. | | YES | | | |
| 8. | Following are the deficiencies in the online application form: | | | | | |
| Sr. No. | Status of deficiencies in online application | | | | | |
| 1. | All the deficiencies are removed by the promoter. | | | | | |
| DETAILED PROJECT INFORMATION: SCRUTINY | | | | | | |
| 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. | Details of statutory approvals. | | | | | |
| 10.1 | Statutory approvals required prior to registration | | | | | |
| Sr. No. | Particulars | Approval no. | Date | Valid upto | Remarks | |
| 1. | License approval | 52 of 2021 | 18.08.2021 | 17.08.2026 | | |



| | | | | | | | |
|------------|-------------|---|---|----------------|------------|--|-----------------|
| | | 2. | Zoning approval plan | N/A | | | |
| | | 3. | Layout approval plan | 7857 | 18.08.2021 | | |
| | | 4. | Architectural Control Sheet | Applied | | | |
| | | 5. | Environment Clearance approval | N/A | | | |
| | 10.2 | 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.) | | | | | |
| | | 1. | Airport clearance height | N/A | | | |
| | | 2. | Fire approval scheme | N/A | | | |
| | | 3. | Service estimates approval plan | Applied | | | |
| | | 4. | Electrical availability connection load | Ch.16/Drg .PLC | 22.04.2021 | | |
| | 10.3 | Mandatory approvals if applicable and required before construction can be started. (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 | GJY-8HC-XGWL | 15.07.2021 | | |
| | | 2. | Natural conservation zone NOC | N/A | | | Affidavit Given |
| | | 3. | Tree permission cutting from DFO NOC | N/A | | | Affidavit Given |
| | | 4. | Forest diversion land | N/A | | | Affidavit Given |
| | | 5. | Power Line shifting NOC | N/A | | | Affidavit Given |
| 11. | (a) | Additional scrutiny and verification by Planning Executive | | | | | |



| Sr. No. | Description | Scrutiny | |
|----------------|---|----------|----|
| 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 | YES | |
| 3.2 | Whether it is irrevocable | YES | |
| 3.3 | Whether it provides marketing right to developer | YES | |
| 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. | N/A | 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) | Comments of Planning Executive | | |
| Sr. No. | Deficiencies/Observations | | |
| 1. | Demarcation plan and architectural control sheet needs to be submitted. | | |
| 2. | Approved Service Plan and Estimates needs to be submitted. | | |
| 3. | All the deficiencies have been fulfilled by the promoter except Demarcation plan, architectural control sheet and Approved Service Plan and Estimates. Online corrections are done by the promoter. | | |





12. Scrutiny by Chartered Accountant

| Description | | Scrutiny |
|---|---|--------------------------|
| Part - A - Project proponents | | |
| 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 | NO |
| 3. | Whether director's information as required along with supporting documents like address proof, PAN card, passport, etc. are attached? | Provided |
| Part - C - Project details | | |
| 4. | In case land is encumbered, whether requisite charge is created in favor of lender? (Copy of form filed with ROC to be attached along with sanction letter of lender) | Non encumbrance Provided |
| 5. | Whether supporting documents for land cost are attached? | Sale Deed provided |
| 6. | Whether infrastructure cost as mentioned is in line with supporting documents? | N/A |
| 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 |
| Part - E - Project cost/ sale proceeds details | | |
| 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 |
| PART - H - Separate bank account of project | | |



| | | |
|---|---|--|
| 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 |
| Part - J - Quarterly schedule of physical and financial progress | | |
| 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 | N/A |
| 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. | Provided. However, there is disputed demand of direct tax and indirect tax under various forum is Rs 2880.22 crore. Company has continue incurred loss for preceding three financial years |
| 21. | Net worth of promoter (as per latest balance sheet) | Negative net worth of Rs 3401.257 crore as per financial statement of the financial year 2019-20 |
| Part - K - Additional details in case of ongoing project | | |
| 22. | Whether financial and inventory details are verified by CA and CA certificate is issued in prescribed format? | N/A |



| | | | |
|-----|---|---|-----------------------------------|
| | 23. | Comments of Chartered Accountant | |
| | Sr. No. | Deficiencies/Observations | |
| | 1. | All the deficiencies are removed. | |
| | |  Chartered Accountant | |
| 13. | Scrutiny by Planning Executive | | |
| | Sr. No. | Description | Scrutiny |
| | 1. | Whether the collaboration agreement is registered? | YES |
| | 2. | Whether the collaboration agreement is irrevocable? | YES |
| | 3. | Whether the land mentioned in the collaboration agreement is same as mentioned in the license? | YES |
| | 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? | YES |
| | 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 |
| | | S.no | Comments |
| | | 1. | All the deficiencies are removed. |
| | |  Planning Executive | |
| 14. | Conditions to be incorporated in the registration certificate: | | |
| | 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 hundred 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 (I) 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. |



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|------------------------------|---|
| 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 | The promoter shall execute the draft allotment letter as annexed in the detailed project information which is duly approved by the authority and authenticated by the promoter. |
| 15 | There shall not be any subvention scheme for the registered project without prior approval of the authority. |
| 16 | The promoter shall make available all the approved plans of the project on the project site. |
| 17 | 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. |
| 18 | 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. |
| 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. |
| Additional Conditions | |
| 20 | The promoter shall submit the approved Demarcation plan, Architectural Control Sheet within one month from the issuance of the registration certificate. |
| 21 | The promoter shall submit the Approved Service Plan and Estimates within 3 months from the issuance of the registration certificate. |
| 22 | The promoter has already submitted the bank guarantee of Rs 25 lacs on account of approved Demarcation plan, Architectural Control Sheet and the bank guarantee of Rs 50 lacs on account of service estimates and plans. This bank guarantee shall be forfeited in case the conditions are not fulfilled by the promoter within the stipulated time period mentioned in the conditions. |
| 23 | The master account (100%) 166276584918, shall be attached. No amount shall be withdrawn from this account till the submission of deficit documents in the authority. It is the responsibility of the concerned bank to freeze the master account till the conditions are not fulfilled by the promoter and the account will be defreeze as intimated by the authority. |
| 24 | In case of failure to submit the approved Demarcation plan, Architectural Control Sheet within one month from the date of issuance of registration certificate and Service estimates and plans. within three months from the date of issuance of |



registration certificate, then the amount collected from the allottees will be refunded with interest at the prescribed rate within one month thereafter and the registration certificate shall be treated as deemed cancelled.

DECISION OF THE AUTHORITY

Sh. Ashish Kush, Planning Executive, Planning Branch briefed the facts about the project. Sh. Rohit Mehta (General Manager) and Sh. Anitesh Singh (Dy. Manager) are present on behalf of the promoter. The promoter submitted the Bank guarantee of Rs 25 lac for Architectural Control Sheet and Rs 50 lac for the approved service plan and estimates on 13.10.2021. As per proceedings dated 19.10.2021, the promoter also submitted an undertaking that failing the timelines of one month for submission of architectural control sheet and 3 months for submission of service plan and estimates from grant of RC the authority may encash the bank guarantee. The authority decides to grant the registration certificate subject to the corrections in online DPI. Further, a condition shall be imposed that no withdrawal of any amount shall be allowed till submission of above documents. Any sale made on the basis of draft architectural control sheet and service plan estimates shall be subject to final approved architectural control sheet and service plans and estimates. In case of failure to submit the approved Demarcation plan, Architectural Control Sheet within one month from the date of issuance of registration certificate and Service estimates and plans within three months from the date of issuance of registration certificate, then the amount collected from the allottees is liable to be refunded with interest at the prescribed rate and the registration certificate shall be treated as deemed cancelled.

V.I-3
Sh. Vijay Kumar Goyal
Member, HARERA, Gurugram

[Signature]
Dr. Krishana Kumar
Khandelwal
Chairman, HARERA, Gurugram

