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HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईस, गुरुग्राम, हरियाणा

Promoter Name M/s GLS Infraprojects Pvt Ltd. Project Name Central Avenue

		Р	ROJECT HEAR	ING BRIEF	
SNo.	Particulars		Details		
1.	Name of the project		Central Avenue		
2.	Name of the promotor		M/s GLS Infraprojects Pvt Ltd.		
3.	Nature of the project		Affordable Group Housing colony		
4.	Location of the project		Revenue Estates of Village Wajirpur, Sector-92, Gurugram		
5.	Legal capacity to act as a promoter		Collaborator		
6.	Name of the license holder		Sh. Omprakash Rathi S/o Bharat Singh & M/S GLS Infraprojects Pvt. Ltd.		
7.	Whether registration applied for whole		Applied for registration for the whole project.		
8.	Status		Ongoing		
9.	Online Application ID		RERA-GRG-1076-2022		
10.	Date of completion of project as per REP-II		17.11.2026		
11.	License no.		98 of 2021 da	ated 18.11.2021	Valid up to 17.11.2026
12.	Total licensed area		1.10625 Acres	Area to be registered	1.10625 Acres
13.	Statut	ory approvals either applie	ed for or obtai	ned prior to regis	tration
	S.No.	Particulars	Date of appr	oval	Validity up to
	i)	License Approval	18.11.2021		17.11.2026
	ii)	Zoning Plan Approval	22.11.2021		
	iii) Building plan approval		19.04.2022 (In Principal Approval)		
	iv) Environmental Clearance		Applied on 28.05.2022		
	v) Airport height clearance		Not Submitted		
	vi) Fire scheme approval		Applied on 15.06.2022		

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Email: hareragurugram@gmail.com, reragurugram@gmail.com, Website: www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपद्म (विनियमन और विकास) अधिनियम, 2016की पारा 20के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

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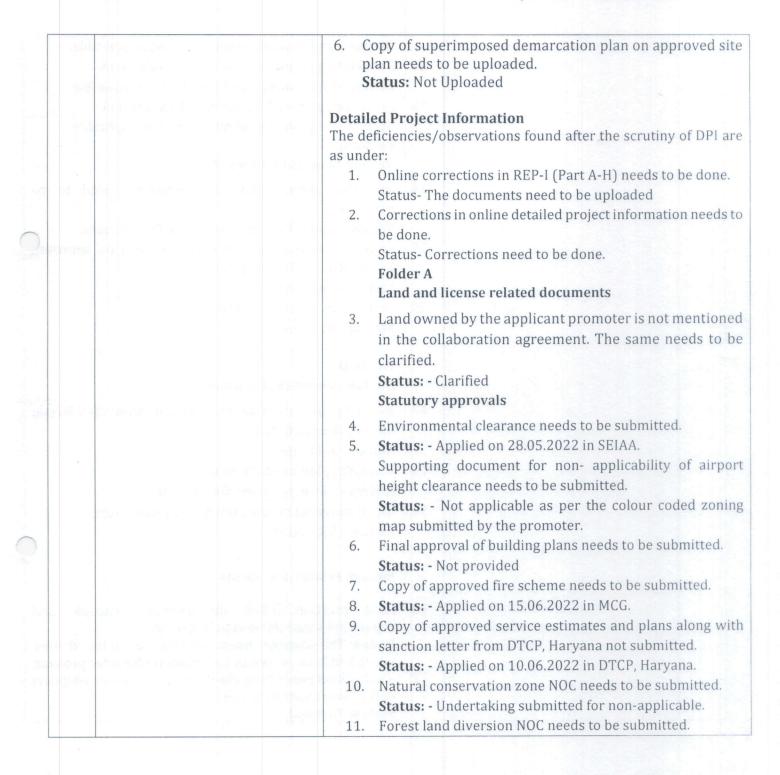
	vii)	Service plan and estimate approval	Not submitted	
	viii)	Electricity load availability connection	22.03.2022	
14.	File Status		Date	
	Project received on		24.06.2022	
	First notice sent on		18.07.2022	
	First hearing on		25.07.2022	
	First reply submitted on		21.07.2022	
	This a dated GLS Ir The cu GLS Ir On sc conve has su	pplication for registration fa 18.11.2021 valid up to 17.11 Infraprojects Pvt. Ltd. in colla Inrent application pertains to Infraprojects Pvt Ltd. rutiny of the application, s yed to the promoter vide no	ection 4 of Real Estate (Regulation and Development), Act 2016. Ills under license no.98 of 2021 for area admeasuring 1.10625 acres 1.2026 being issued in Sh. Omprakash Rathi S/o Bharat Singh & M/S boration with M/s GLS Infraprojects Pvt. Ltd. by DTCP, Haryana. D 162 dwelling units and a commercial block being developed by M/s ome of the deficiencies/observations were observed which were otice no. HARERA/GGM/RPIN/475 dated 18.07.2022. The promoter	
		bmitted the reply dated 21.0 ng which are mentioned belo	07.2022 which was scrutinized still the following documents are still bw: -	
16.	Status	abmitted the reply dated 21.0 ng which are mentioned belo s of the documents	07.2022 which was scrutinized still the following documents are still ow: - Uploaded documents –	

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Status: - Undertaking submitted for non-applicable. 12. Tree cutting permission needs to be submitted. Status: - Undertaking submitted for non-applicable. Power line shifting NOC needs to be submitted. 13. Status: - Undertaking submitted for non-applicable. Folder C Various plans to be annexed 14. Approved service plans and estimates need to be submitted. Status: - Applied on 10.06.2022 in DTCP, Haryana. Copy of superimposed demarcation plan on approved-15. layout plan needs to be submitted. Status: - Not provided 16. PERT chart needs to be submitted. Status: - Not provided Folder D Allottee related draft documents 17. Revised BBA and conveyance deed in prescribed format needs to be submitted. Status: - Submitted 18. Payment plan needs to be revised. Status: - Not as per prescribed format 19. Draft conveyance deed needs to be submitted. Status: - Submitted Finance related documents 20. Loan sanction letter, disbursement schedule and repayment schedule need to be provided. Status: The promoter has availed the loan of Rs. 70 crore which had been availed by the promoter for other projects. Cost of land needs to be clarified. An annexure in support 21. of the same needs to be submitted. Status: Provided.

New PWD Rest House, Civil Lines, Gurugram, Haryana नय

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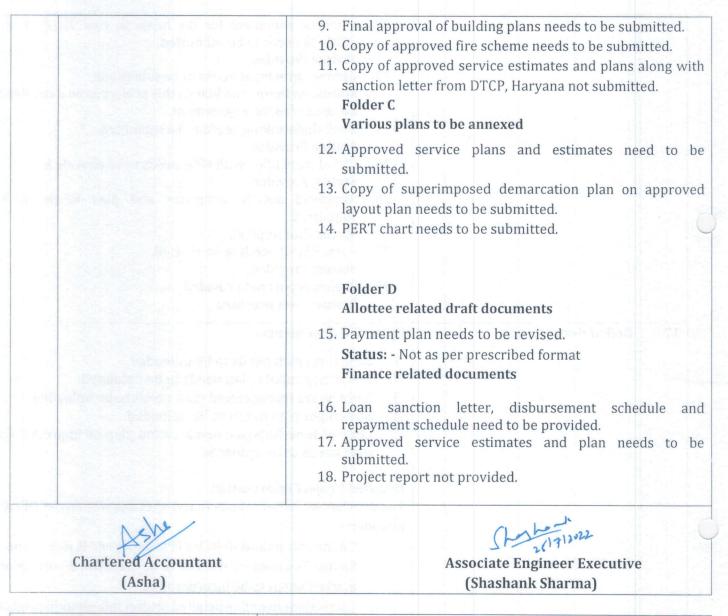


		dia dia mandri dia mini dia mini Mandri dia amini dia mini dia mini dia mini	22. Financial statement for the financial year 2020-21 and 2021-22 needs to be submitted. Status: Provided.	
		and the service of th	23. Escrow agreement needs to be submitted.	
		Contract of the calify in the case of	Status: As there is no loan in this project as on date. Hence no need of escrow agreement.	
		and the second	24. Bank Undertaking needs to be submitted.	
- with		the present test on a crister where	Status: Provided.	
			25. CHG-1 form filled with MCA needs to be provided. Status : Provided.	
		an in the state of	26. Approved service estimates and plan needs to be submitted.	
1		[1] A set of the substance when the set of the set o	Status: Not Applied.	
			27. Form REP-II needs to be revised.	
			Status: Provided.	
			28. Project report not provided.	
		and the second	Status: - Not provided.	
	17. Deficit documents		Uploaded documents –	
		No. 1 Acron del ma guarda	1. Structural plan needs to be uploaded.	
		et any design of the	 Electricity supply plan needs to be uploaded. 	
			3. Solid waste management plan needs to be uploaded.	
1010		lak i na san wange sa kara ma	4. Streetlight plan needs to be uploaded.	
f ei		Contraction and a state of the second	5. Copy of superimposed demarcation plan on approved sit	
		Real and the second second	plan needs to be uploaded.	
		and the second	Detailed Project Information	
			The deficiencies/observations found after the scrutiny of DPI ar	
			as under:	
5.2		and the second second	6. Online corrections in REP-I (Part A-H) needs to be done.	
		The second second second second	Status- The documents need to be uploaded & correction	
		Leave of marking the	marked needs to be incorporated.	
			7. Corrections in online detailed project information needs t	
			be done.	
		and the second	Status- Not Submitted	
			Folder A	
			Statutory approvals	

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Day and Date of hearing	Monday and 25.07.2022	
Proceeding recorded by	Sh. Ram Niwas	
	REPRESENTED THROUGH	

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Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Ashish Drall		9717994849	
2	Pankaj Sharma		9999356401	
		PROCE	EDINGS OF THE DAY	

Due to the administrative work of the authority, the matter is adjourned to 27.07.2022.

V.I – S Vijay Kumar Goyal Member, HARERA, Gurugram

Dr. K.K. Khandelwal Chairman, HARERA, Gurugram

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