

Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	Emaar Business District 75A	
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- 75A, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	Amargyan Development Pvt Ltd and Snow White Buildcon Pvt Ltd	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole Project	
9.	Completion date as mentioned in REP-II	23.08.2027	
10.	Online application ID	RERA-GRG-PROJ-1135-2022	
11.	License no.	129 of 2022 dated 24.08.2022	Valid up to 23.08.2027
12.	Total licensed area	4.55625 acres	Area to be registered 4.55625 acres
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	23.08.2027
	ii)	Zoning Approval Plan	N/A
	iii)	Layout plan Approval	Drg. No. DTCP 8566 dated 25.08.2022
	iv)	Environmental Clearance	N/A
	v)	Architectural Control Sheet	Not provided
	vi)	Service plans and estimates approval	Applied on 02.09.2022
14.	Fee details		
	Registration fee	27657.731 * 1.5 * 20 = Rs 8,29,731.93/-	
	Processing fee	27657.731 * 10 = Rs 2,76,577.31/-	
	Late fee	N/A	
	Total	Rs 11,06,309.24/-	
15.	DD amount		
	DD no. and date	053734 dated 21.08.2022	
	Name of the bank issuing	Kotak Bank	
	Deficient amount	NIL	




16.	File Status	Date
	File received on	06.09.2022
	First notice Sent on	15.09.2022
	First hearing on	19.09.2022
17.	Status of Documents	<ol style="list-style-type: none">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.2. Online DPI needs to be corrected.3. Approved architectural control sheet needs to be submitted.4. Approved service plans and estimates needs to be submitted. If applied than copy of the same needs to be submitted.5. Collaboration agreements (Definitive agreements) dated 10.02.2006 (owner 1) and agreement dated 10.02.2006 read with supplementary agreement dated 10.06.2013 (owner 2) needs to be submitted.6. Jamabandi, Mutation and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.7. Non-encumbrance certificate not below the rank of the tehsildar needs to be resubmitted based on latest jamabandi.8. Project report needs to be revised.9. Electrical load availability needs to be submitted.10. Superimposed demarcation plan on approved layout plan needs to be resubmitted.11. Pert Chart needs to be revised.12. Approvals / NOC's from agency for connecting external services like water supply needs to be submitted.13. Natural conservation zone NOC needs to be submitted.14. Tree cutting permission/NOC needs to be submitted.15. Forest land diversion NOC needs to be submitted.16. Power Line shifting NOC needs to be submitted.17. Draft Application form needs to be revised.18. Draft Allotment letter needs to be revised.19. Draft Builder Buyer Agreement needs to be resubmitted as per prescribed format.20. KYC of the persons authorised to operate the bank account needs to be mentioned in online DPI.21. KYC of the directors needs to be submitted.22. Incorporation certificate of the EMAAR India Ltd. needs to be submitted.23. GST certificate and TAN no. in the name of EMAAR India Ltd. needs to be submitted.24. Cost of land needs to be clarified.25. Cost of IDC needs to be mentioned as per LOI.26. Complete collaboration agreement needs to be uploaded in the DPI.27. Project report needs to be provided.28. Approved service estimate plan needs to be provided to check the calculation of internal development works.



		29. Financial resources of the project needs to be clarified. 30. Interest to financial institution needs to be clarified.
	Deficit Documents	All above mentioned.
Day and Date of hearing		Monday and 19.09.2022
Proceeding recorded by		Ram Niwas

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 75 A" located at Sector-75 A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 40611 dated 06.09.2022 and RPIN-506. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1135-2022. The project area for registration is same as that of the licensed area i.e., 4.5563 acres. License no - 129 of 2022 dated 24.08.2022. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/506 dated 15.09.2022 was issued to the promoter with an opportunity of being heard on 19.09.2022.


(Asha)

Chartered Accountant



(Sumeet)

Engineer Executive

Day and Date of hearing		Monday and 19.09.2022
Proceeding recorded by		Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 19.09.2022


Sh. Sumeet, Engineer Executive briefed about the facts of the project.

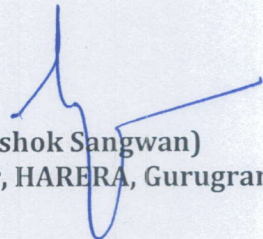
Sh. Anitesh Singh Chauhan (Manager Govt. Affairs) is present on behalf of the promoter.


Board resolution for authorization is to be submitted.


Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above.

Matter to come up on 27.09.2022.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


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



HARERA
GURUGRAM

Emaar Business District 75A
RERA-GRG-PROJ-1135-2022