

Project hearing brief

S.No.	Particulars	Details		
1.	Name of the project	Emaar Business District 114 NXT		
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- 114 NXT, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of license holder	M/s Bailiwick Builders Pvt Ltd, M/s Logical Estate Pvt Ltd, M/s Tacery Builders Pvt Ltd, M/s Zonex Developers 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.	14 OF 2021 dated 12.03.2021 (License area registered)	Valid up to 11.03.2026	
		130 of 2022 dated 24.08.2022 (Additional license)	Valid up to 23.08.2027	
12.	Total licensed area (Additional License)	11.40 acres	Area to be registered 11.40 acres	
13.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
i)	License Approval		14 OF 2021 dated 12.03.2021	11.03.2026
			130 of 2022 dated 24.08.2022 (Additional license)	23.08.2027
ii)	Zoning Approval	Plan	N/A	N/A
iii)	Layout Approval	plan	Drg. No. DTCP 8565 dated 25.08.2022	
iv)	Environmental Clearance		N/A	N/A
v)	Architectural Control Sheet		Not provided	
vi)	Service plans and estimates approval		Applied on 02.09.2022	
14.	Fee details			
	Registration fee	69201.238 * 1.5 * 20 = Rs 20,76,037.14/-		
	Processing fee	69201.238 * 10 = Rs 6,92,012.38/-		
	Late fee	N/A		
	Total	Rs 27,68,049.52/-		



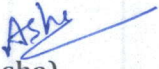
15.	DD amount	Rs 27,70,000/-
	DD no. and date	296781 dated 21.07.2022
	Name of the bank issuing	HSBC Bank
	Deficient amount	NIL
16.	File Status	Date
	File received on	06.09.2022
	First notice Sent on	15.09.2022
	First hearing on	19.09.2022
17.	Status of Documents	<ol style="list-style-type: none">1. 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.5. Collaboration agreements dated 25.05.2006 (owner 1), 10.02.2006 (owner 2), 25.05.2006 (owner 3), 01.09.2006 (owner 4) and 10.02.2006 (owner 5) 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. Project report needs to be revised.8. Land title search report needs to be revised.9. Electrical load availability needs to be submitted.10. Pert Chart needs to be revised.11. Natural conservation zone NOC needs to be submitted.12. Tree cutting permission/NOC needs to be submitted.13. Forest land diversion NOC needs to be submitted.14. Power Line shifting NOC needs to be submitted.15. Draft Application form needs to be revised.16. Draft Allotment letter needs to be revised.17. Draft Builder Buyer Agreement needs to be revised.18. KYC of the persons authorised to operate the bank account needs to be mentioned in online DPI.19. KYC of the directors needs to be submitted.20. Incorporation certificate of the EMAAR India Ltd. needs to be submitted.21. GST certificate and TAN no. in the name of EMAAR India Ltd. needs to be submitted.22. Cost of land needs to be clarified for the area under registration i.e 11.40 acres.23. Cost of EDC needs to be mentioned as per LOI.24. Approved service estimate plan needs to be provided to check the calculation of internal development works.25. Financial resources of the project needs to be clarified.26. Loan sanction letter for the loan of Rs. 2260 crore needs to be submitted.




		27. Promoter affidavit keeping in view of section 4(2)(I)(D) of the act needs to be sign by the witness.
	Deficit Documents	All above mentioned.
Day and Date of hearing		Monday and 19.09.2022
Proceeding recorded by		Ram Niwas

Case History:-

The promoter obtained license no. 14 of 2021 dated 12.03.2021 for commercial plotted colony over an area measuring 6.40625 acres from DTCP Haryana and the project was registered with the authority vide RC no. GGM/451/183/2021/19 dated 19.04.2021. Now the promoter has obtained additional license no. 130 of 2022 dated 24.08.2022 and the promoter M/s Emaar India Ltd. who is a Collaborator applied for the registration of real estate project namely "Emaar Business District 114 NXT" located at Sector-114, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 40612 dated 06.09.2022 and RPIN-505. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1103-2022. The project area for registration is same as that of the additional licensed area i.e., 11.40 acres. Additional License no - 130 of 2022 dated 24.08.2022. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/505 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

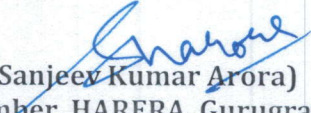
Sh. Sumeet, Engineer Executive briefed about the facts of the project.

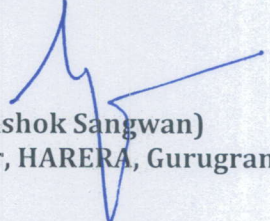
Sh. Anitesh Singh Chauhan (Manager Govt. Affairs) is present on behalf of the promoter.


Board resolution for authorization is to be submitted. In meanwhile the office is to check the status of compliances of existing registered project as the present application is for registration of additional license area.

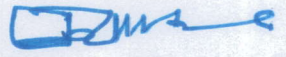
Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above.

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 114 NXT
RERA-GRG-PROJ-1103-2022

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-संपदा (रिनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16