



Project hearing brief

| S.No. | Particulars | Details | | |
|-------|--|---|---|------------------------|
| 1. | Name of the project | Hub@108 | | |
| 2. | Name of the promoter | M/s Experion Developers Pvt Ltd. | | |
| 3. | Nature of the project | Commercial Plotted Colony SCO (Distinct commercial component of Residential Plotted Colony) | | |
| 4. | Location of the project | Sector- 108, Gurugram | | |
| 5. | Legal capacity to act as a promoter | Collaborator | | |
| 6. | Name of license holder | M/s Experion Realty Pvt. Ltd. and Others | | |
| 7. | Status of project | New | | |
| 8. | Whether registration applied for whole/phase | Whole Project | | |
| 9. | Completion date as mentioned in REP-II | 05.05.2024 | | |
| 10. | Online application ID | RERA-GRG-PROJ-1154-2022 | | |
| 11. | License no. | 57 of 2013 dated 11.07.2013 | Valid up to 10.07.2024 | |
| | | 114 of 2019 dated 12.09.2019 | Valid up to 11.09.2024 | |
| 12. | Total licensed area | 116.51255 acres | Area to be registered 1.15 acres | |
| 13. | Statutory approvals either applied for or obtained prior to registration | | | |
| | S.No | Particulars | Date of approval | Validity up to |
| i) | | License Approval | 57 of 2013 dated 11.07.2013 | Valid up to 10.07.2024 |
| | | | 114 of 2019 dated 12.09.2019 | Valid up to 11.09.2024 |
| ii) | | Zoning Plan Approval | N/A | N/A |
| iii) | | Layout Approval plan | DRG No: DTCP 8264(i) dated 18.04.2022 | |
| iv) | | Environmental Clearance | N/A | N/A |
| v) | | Architectural Control Sheet | ZP-913/SD(DK)/2022/10936 dated 21.04.2022 | |
| vi) | | Service plan and estimate approval | Not Applicable (However self-certified to be submitted) | |
| 14. | Fee details | | | |
| | | Registration fee | 6980.82 * 1.5 *20 = Rs 2,09,424.60/- | |
| | | Processing fee | 6980.82 * 10 = Rs 69,808.20/- | |
| | | Late fee | N/A | |



| | | |
|------------|---------------------------------|---|
| | Total | Rs 2,79,232.80/- |
| 15. | DD amount | Rs. 2,79,234/- |
| | DD no. and date | 048479 dated 31.08.2022 |
| | Name of the bank issuing | Axis Bank |
| | Deficient amount | NIL |
| 16. | File Status | Date |
| | File received on | 13.09.2022 |
| | First notice Sent on | 28.09.2022 |
| | First hearing on | 03.10.2022 |
| 15. | 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. Status: Not Submitted.2. Online DPI needs to be corrected. Status: Not Submitted.3. Copy of approved layout plan of commercial component needs to be submitted. Status: Not Submitted.4. Complete collaboration agreement needs to be submitted. Status: Not Submitted.5. Self-certified Service Plan and Estimates for the commercial component of residential plotted colony needs to be submitted. Status: Not Submitted.6. Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Not Submitted.7. Land title search report needs to be submitted including the bar enrolment number of the Advocate. Status: Not Submitted.8. Project report needs to be submitted. Status: Not Submitted.9. Information to the revenue department regarding the entry of license in the record of ownership needs to be submitted. Status: Not Submitted.10. Natural Conservation zone NOC needs to be resubmitted after incorporating all the khasra numbers. Status: Not Submitted.11. Forest Land Diversion NOC needs to be submitted. Status: Not Submitted.12. Pert chart needs to be submitted. |



| | |
|--------------------------|---|
| | <p>Status: Not Submitted.</p> <p>13. Superimposed demarcation plan on approved layout plan needs to be submitted. Status: Not Submitted.</p> <p>14. Draft Application form needs to be revised. Status: Not Submitted.</p> <p>15. Draft Allotment letter needs to be revised. Status: Not Submitted.</p> <p>16. Draft Builder Buyer Agreement needs to be revised as per the prescribed format. Status: Not Submitted.</p> <p>17. Draft conveyance deed needs to be submitted. Status: Not Submitted.</p> <p>18. Draft brochure of the project needs to be submitted. Status: Not Submitted.</p> <p>19. Cost of the land needs to be certificate by chartered accountant. Status: Not Submitted.</p> <p>20. Financial resources of the project needs to be clarified. Status: Not Submitted.</p> <p>21. Quarterly schedule of estimated expenditure needs to be corrected. Status: Not Submitted.</p> <p>22. Annual balance sheet for the year 2018-19 and 2019-20 needs to be provided and upload in DPI. Status: Not Submitted.</p> <p>23. Cash flow statement in REP -1 (A to H) need to be uploaded. Status: Not Submitted.</p> <p>24. REP II needs to be uploaded in online DPI. Status: Not Submitted.</p> <p>25. Expenditure cost to be incurred needs to be corrected as per CA certificate. Status: Not Submitted.</p> |
| Deficit Documents | <p>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> <p>2. Online DPI needs to be corrected.</p> <p>3. Copy of approved layout plan of commercial component needs to be submitted.</p> <p>4. Complete collaboration agreement needs to be submitted.</p> <p>5. Self-certified Service Plan and Estimates for the commercial component of residential plotted colony needs to be submitted.</p> |



6. Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.
7. Land title search report needs to be submitted including the bar enrolment number of the Advocate.
8. Project report needs to be submitted.
9. Information to the revenue department regarding the entry of license in the record of ownership needs to be submitted.
10. Natural Conservation zone NOC needs to be resubmitted after incorporating all the khasra numbers.
11. Forest Land Diversion NOC needs to be submitted.
12. Pert chart needs to be submitted.
13. Superimposed demarcation plan on approved layout plan needs to be submitted.
14. Draft Application form needs to be revised.
15. Draft Allotment letter needs to be revised.
16. Draft Builder Buyer Agreement needs to be revised as per the prescribed format.
17. Draft conveyance deed needs to be submitted.
18. Draft brochure of the project needs to be submitted.
19. Cost of the land needs to be certificate by chartered accountant.
20. Financial resources of the project needs to be clarified.
21. Quarterly schedule of estimated expenditure needs to be corrected.
22. Annual balance sheet for the year 2018-19 and 2019-20 needs to be provided and upload in DPI.
23. Cash flow statement in REP -1 (A to H) need to be uploaded.
24. REP II needs to be uploaded in online DPI.
25. Expenditure cost to be incurred needs to be corrected as per CA certificate.

Case History:-

The promoter M/s Experion Developers Pvt Ltd. who is a collaborator had applied for the registration of real estate project namely "Hub@108" located at Sector-108, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 18334/40941 dated 13.09.2022 and RPIN-490. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1154-2022. The total project area for residential plotted colony is 116.51255 acres and area of distinct commercial component of Residential Plotted Colony applied for registration i.e., 1.15 acres vide License no – 57 of 2013 dated 11.07.2013 valid up to 10.07.2024 and 114 of 2019 dated 12.09.2019 valid up to 11.09.2024. The application for registration was scrutinized


**HARERA****GURUGRAM**

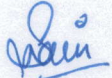
Hub@108

RERA-GRG-PROJ-1154-2022

and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/511 dated 28.09.2022 was issued to the promoter with an opportunity of being heard on 03.10.2022.

The promoter has submitted the reply today and stated that all deficiencies have been complied. The service plan estimates have already been approved as part of the plotted colony and CC obtained. It is recommended that the registration may be issued subject to checking of all documents and compliances including fees deficit if any.


(Asha)
Chartered Accountant


(Sumeet)
Engineer Executive

Day and Date of hearing

Monday and 03.10.2022

Proceeding recorded by

Ram Niwas


PROCEEDINGS OF THE DAY

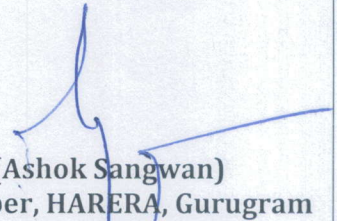
Proceedings dated: 03.10.2022


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

Sh. Ajay Kumar (Assistant Manager) is present on behalf of the promoter.

Approved as proposed.


(Sanjeev Kumar Afora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


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



HARERA

GURUGRAM

Hub@108

RERA-GRG-PROJ-1154-2022

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 (नियामन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16