



New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम, गृह सिविल लाईंस, गुरुग्राम हरियाणा

Project Nature Valley
Promoter M/s BNB Colonizer Pvt. Ltd.

PROJECT HEARING BRIEF

SNo.	Particulars	Details
1.	Name of the project	Nature Valley
2.	Name of the promoter	M/s BNB Colonizer Pvt. Ltd.
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY
4.	Location of the project	Sector 70, Badshahpur, Gurugram
5.	Legal capacity to act as a promoter	Collaborator
6.	Name of the license holder	1. BNB Colonizer Pvt. Ltd. 2. Sh. Amit Yadav – Sumit Yadav Ss/o Sh. Chattar Singh 3. Sh. Dayanand -Ramniwas Ss/o Sh. Roshan Lal 4. Smt. Sonu Yadav W/o Sh. Vijay Yadav 5. Sh. Deepak Yadav S/o Sh. Rajender Yadav
7.	Whether registration applied for whole	Whole
8.	Status of project	New
9.	Temp. ID	RERA- GRG- PROJ- 1034- 2022
10.	Date of completion declared u/s 4(2)(I)(c)	12.05.2027
11.	Fee calculation	<u>Registration fee</u> (812.60877 x 20) + (19497.5519 x 10) =Rs. 2,11,228/- <u>Processing fee</u> 20310.16067 x 10 = Rs. 2,03,102/- Total = Rs. 4,14,330/- <u>Paid by the promoter</u> =Rs. 4,14,330/- Deficit fee Nil
12.	License no.	61 Of 2022 Valid up to 12.05.2027
13.	Total licensed area	5.01875 Acres Area to be registered 5.01875 Acres
14.	Statutory approvals either applied for or obtained prior to registration	

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(विनियमन और विकास) अधिनियम 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

S.No.	Particulars	Date of approval	Validity up to
i)	License Approval	13.05.2022	12.05.2027
ii)	Zoning Plan Approval	08.09.2022	
iii)	Layout plan Approval	13.05.2022	
iv)	Environmental Clearance	N/A	
v)	Airport height clearance	N/A	
vi)	Fire scheme approval	N/A	
vii)	Service plan and estimate approval	Recommended for CE I, HSVP to DTCP, Chandigarh	
viii)	Electricity load availability connection	Applied on 14.07.2022	
15.	File Status	Date	
	Project received on	02.09.2022	
	First reply submitted on	19.09.2022	
	First hearing on	19.09.2022	
	Second reply submitted on	20.09.2022	
	Third reply submitted on	22.09.2022	
	Second hearing on	27.09.2022	
	Fourth reply submitted on	30.09.2022	
16.	<p>Case history-</p> <p>The promoter, i.e., M/s BNB Colonizer Pvt. Ltd. has applied on dated 02.09.2022 for registration of their affordable plotted colony under DDJAY namely "Nature Valley" located at revenue estates of village Badshahpur, Sector 70, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for project land admeasuring an area of 5.01875 acres for which license no.69 of 2022 dated 13.05.2022 valid upto 12.05.2027 has been issued by DTCP in favour of M/s BNB Colonizer Pvt. Ltd. Sh. Amit Yadav- Sumit Yadav Ss/o Sh. Chatter Singh, Sh. Dayanad- Ramniwas Ss/o Sh. Roshan Lal, Smt. Sonu Yadav W/o Sh. Vijay Yadav and Sh. Deepak Yadav S/o Sh. Rajender Yadav in collaboration with M/s BNB Colonizer Pvt. Ltd.</p> <p>The current application pertains to 80 residential plots being developed by M/s BNB Colonizer Pvt. Ltd out of which 41 plots are frozen.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided to the promoter on 19.09.2022. Replies to the deficiencies are submitted by the promoter on 19.09.2022, 20.09.2022, 22.09.2022 and 30.09.2022 which is scrutinized and the remaining deficiencies are listed below.</p> <p>Scrutiny of reply dated 19.09.2022</p>		

1. Corrections marked on the hard copy of online DPI need to be done.
Status: Corrections done online and hard copy yet to be submitted.

FOLDER A

Land related documents

2. Power line shifting NOC (if applicable) needs to be submitted.
Status: Undertaking for non- applicability of the NOC submitted. However, it needs to be submitted through authorized signatory. Hence, needs to be revised.
3. Assurances for water supply, STP treated water and storm water drainage needs to be provided.
Status: Assurance for potable water supply yet to be submitted.
4. Electrical load availability needs to be submitted
Status: Applied on 14.07.2022

FOLDER C

Various plans to be annexed

5. Copy of approved service plans and estimates along with the sanction letter from DTCP, Haryana needs to be submitted.
Status: Recommended for CE I, HSVP to DTCP, Chandigarh.
6. Approved zoning plan needs to be submitted.
Status: Submitted
7. Revised PERT chart needs to be submitted.
Status: Submitted

Finance related documents

8. CA certificate for non-default in payment needs to be provided.
Status: Submitted
9. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.
Status: Submitted
10. Payment plan needs to be revised
Status: Submitted

Proceedings dated 19.09.2022

Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case. Sh. Shyam Lal (CRM) is present on behalf of the promoter. Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above. The matter to come up on 27.09.2022.

Scrutiny of reply dated 20.09.2022


1. Assurances for water supply needs to be provided.
Status: Submitted
2. Power line shifting NOC (if applicable) needs to be submitted.
Status: Undertaking for non- applicability of the NOC submitted.
3. Bank undertaking needs to be revised.

	<p>Status: Submitted</p> <p>4. Non encumbrance certificate not below the rank of Tehsildar needs to be submitted. Status: NEC issued by sub- registrar is submitted</p> <p>5. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted</p> <p>Scrutiny of reply dated 22.09.2022</p> <p>1. Forest NOC needs to be submitted. Status: Submitted</p> <p>2. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted</p> <p>3. Draft marketing literature needs to be submitted. Status: Submitted</p> <p>Proceedings dated 27.09.2022</p> <p>The Authority directed the promoter to rectify the deficiencies and deposit the deficit fee, if any within the time period indicated against each project, otherwise, the application is liable to be rejected after following the prescribed procedure as provided in the Act, 2016 and rules made thereunder.</p> <p>Scrutiny of reply dated 30.09.2022</p> <p>1. Approved demarcation plan needs to be submitted. Status: Submitted</p> <p>2. Revenue sharing between the landowners and the developer need to be clarified. Status: The promoter has submitted the undertaking on the letterhead of the company that the owner shall be entitled to own and possess 38 % of FAR approved under sanctioned plan as and when the builder constructs residential floors as per applicable laws. The builder shall be entitled to own and possess the remaining FAR (i.e. 62%).</p>	
17.	Deficit documents	<p>1. Electrical load availability needs to be submitted Status: Applied on 14.07.2022</p> <p>2. Copy of approved service plans and estimates along with the sanction letter from DTCP, Haryana needs to be submitted. Status: The promoter has submitted a security cheque of Rs. 25 Lakhs on account of submission of approved service plans and estimates within three months from the date of grant of registration.</p>
18.	<p>The promoter has submitted the Cheque No. 000132 dated 03.10.2022 of ICICI Bank amounting to Rs. 25 lacs as a guarantee to submit approved service plans and estimates within three months from the date of grant of registration otherwise the amount may be forfeited. Accordingly, the project is recommended for the grant of registration subject to the submission of approved electrical load</p>	

availability connection within one month and approved service plans and estimates within three months from the date of grant of registration. Hard copy of the DPI and corrections in A to H to be submitted.


(Asha)

Chartered Accountant


(Ar. Neeraj) Gautam

Associate Architectural Executive

Day and Date of hearing	Monday and 03.10.2022
Proceeding recorded by	Sh. Ram Niwas

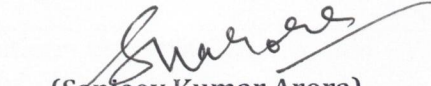
PROCEEDINGS OF THE DAY

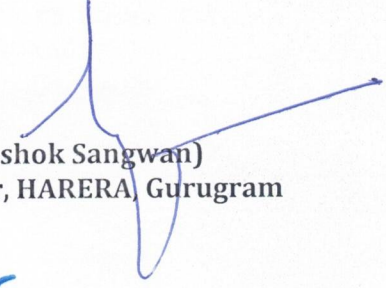
Proceedings dated 03.10.2022


Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts of the case.

Sh. Sandeep (Director) is present on behalf of the promoter.

Approved as proposed.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


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