

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)(l)(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	<b>Area to be registered</b> 5.01875 Acres

**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 अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

<b>14.</b>	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>S.No.</b>	<b>Particulars</b>	<b>Date of approval</b>
	i)	License Approval	13.05.2022
	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
<b>15.</b>	<b>File Status</b>	<b>Date</b>	
	Project received on	02.09.2022	
	First reply submitted on	19.09.2022	
<p><b>Case history-</b></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. Reply to the deficiencies is submitted by the promoter on 19.09.2022 which is scrutinized and the remaining deficiencies are listed below.</p> <p><b>Scrutiny of reply dated 19.09.2022</b></p> <p>1. Corrections marked on the hard copy of online DPI need to be done. <b>Status: Corrections done online and hard copy yet to be submitted.</b></p> <p><b>FOLDER A</b></p> <p><b>Land related documents</b></p>			

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**

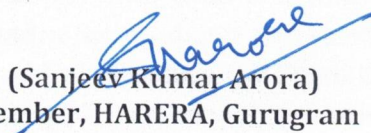
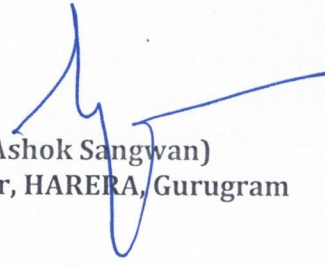


#### 1. Deficit documents

1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded needs to be submitted in PDF format of size less than 5 MB each.
2. Forest NOC needs to be submitted.
3. 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.**
4. Assurances for water supply needs to be provided.
5. Electrical load availability needs to be submitted  
**Status: Applied on 14.07.2022**
6. 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,**

	<p><b>Chandigarh.</b></p> <ol style="list-style-type: none"><li>7. Approved demarcation plan needs to be submitted.</li><li>8. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.</li><li>9. Bank undertaking needs to be revised.</li><li>10. Non encumbrance certificate not below the rank of Tehsildar needs to be submitted.</li><li>11. Draft marketing literature needs to be submitted.</li></ol> <p><b>Clarifications sought</b></p> <ol style="list-style-type: none"><li>1. Revenue sharing between the landowners and the developer need to be clarified.</li><li>2. Cost of the land needs to be clarified according to the area applied for the registration.</li><li>3. Financial resources of the project need to be clarified.</li></ol>
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(Asha)  
Chartered Accountant

  
(Ar. Neeraj Gautam)  
Associate Architectural Executive

<b>Day and Date of hearing</b>	Monday and 19.09.2022
<b>Proceeding recorded by</b>	Sh. Ram Niwas
<b>REPRESENTED THROUGH</b>	
<p>Proceedings dated 19.09.2022</p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case.</p> <p>Sh. Shyam Lal (CRM) is present on behalf of the promoter.</p> <p>Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above.</p> <p>The matter to come up on 27.09.2022.</p>	
 (Sanjeev Kumar Arora) Member, HARERA, Gurugram	 (Ashok Sangwan) Member, HARERA, Gurugram
 (Vijay Kumar Goyal) Member, HARERA, Gurugram	 (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram