

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

 Project NKV Golden Avenue
 Promoter M/s Wings Realtors Pvt. Ltd.

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

S.No	Particulars	Details	
1.	Name of the project	NKV Golden Avenue	
2.	Name of the promoter	M/s Wings Realtors Pvt. Ltd.	
3.	Nature of the project	Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 35, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Licensee	
6.	Name of the license holder	M/s Wings Realtors Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole/ phase	Whole	
9.	Temp. ID	RERA- GRG- PROJ- 1173- 2022	
10.	License no.	87 of 2021	Valid up to 26.10.2026
11.	Total licensed area	5.0125 Acres	Area to be registered 5.0125 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	26.09.2026	
13.	QPR compliance	N/A	
14.	4(2)(I)(D) compliance	N/A	
15.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	26.10.2026
	ii)	Zoning Plan Approval	12.10.2022
	iii)	Layout plan Approval	01.04.2022
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A

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

	vii)	Service plan and estimate approval	19.07.2022
	viii)	Electricity load availability connection	Applied on 16.08.2022
16.	Fee details		
	Registration fee	(19501.69 x 5) + (783.146 x 10) =Rs. 1,05,341/-	
	Processing Fee	20284.836 x 10 = Rs. 2,02,848/-	
	Late fee	N/A	
	Total fee	Rs. 3,08,189/-	
17.	DD amount	Rs. 4,15,000/-	
	DD no. and date	50767 dated 07.10.2022	
	Name of issuing bank	ICICI Bank	
	Deficit fee (if any)	Nil	
18.	File Status	Date	
	Project received on	21.10.2022	
	First notice sent on	11.11.2022	
	First reply submitted on	14.11.2022	
	First hearing on	14.11.2022	
	Second hearing on	21.11.2022	
19.	Status of documents	1. Revised project report needs to be submitted. Status: Submitted 2. Mutation, Jamabandi and aks- shijra duly certified by the officer not below the rank of Tehsildar issued not more than six months prior to the date of application for registration need to be submitted. Status: Submitted 3. Non encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Submitted 4. Approved service plans including the roads and pavement plans, electrical supply plan, water supply plan, sewerage	

		<p>plan, solid waste management plan, storm water plan, street light plan, landscape plan need to be submitted. Status: Submitted in pdf form. Hard copies yet to be submitted.</p> <p>5. MOA and AOA need to be provided. Status: Submitted</p> <p>6. Board resolution an KYC regarding authorized person to operate the bank account need to be submitted. Status: Submitted</p> <p>7. Copy of information to revenue department regarding the fact that project land is licensed and bonded for setting up of a colony needs to be submitted. Status: Submitted</p> <p>8. Draft allotment letter and conveyance deed needs to be submitted. Status: Submitted</p> <p>9. Land title search report needs to be submitted. Status: Submitted</p> <p>10. PERT chart of the proposed project needs to be submitted. Status: Submitted</p> <p>11. Approval/ assurances for electricity supply, water supply and sewerage connection issued by concerned departments need to be submitted. Status: Applied on 16.08.2022.</p> <p>12. Bank undertaking needs to be provided. Status: Submitted</p> <p>13. Annual Statement of accounts for the last 3 financial year needs to be provided. Status: Submitted</p>
20.	Deficit documents	<p>1. Hard copy of corrected DPI and REP-I needs to be submitted.</p> <p>2. Copy of demarcation plan needs to be submitted.</p> <p>3. Approval/ assurances for electricity supply, water supply and sewerage connection issued by concerned departments need to be submitted. Status: Applied on 16.08.2022.</p> <p>4. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.</p>
21.	Case history-	<p>The promoter M/s Wings Realtors Pvt. Ltd. has applied on dated 21.10.2022 for registration of their affordable plotted colony under DDJAY namely "NKV Golden Avenue" located in Sector-35, Sohna, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p>

	<p>This application is for the project land admeasuring an area of 5.0125 acres for which the license no. 87 of 2021 dated 27.10.2021 valid upto 26.10.2026 has been issued by DTCP in favour of M/s Wings Realtors Pvt. Ltd. 82 residential plots out of which 42 are frozen by DTCP and 2 commercial plots proposed to be developed by M/s Wings Realtors Pvt. Ltd. on the project land.</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 14.11.2022.</p> <p><u>Proceedings dated 14.11.2022</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case. Sh. Arun Kumar (Director) is present on the behalf of the promoter. The promoter states that balance deficient documents will be submitted within one week. The matter to come up on 21.11.2022.</p>
	<p>Recommendations:</p> <p>Recommended for grant of registration subject to submission of assurance regarding electricity supply, water supply and sewerage connection within one month.</p>

Asha
(Asha)
Chartered Accountant

Ar. Neeraj Gautam
(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 21.11.2022
Proceeding recorded by	Sh. Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceedings dated 21.11.2022</p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case.</p> <p>Sh. Arun Kumar (Director) is present on the behalf of the promoter.</p> <p>Approved as proposed.</p>	
<p><i>Sanjeev Kumar Afora</i> (Sanjeev Kumar Afora) Member, HARERA, Gurugram</p>	<p><i>Ashok Sangwan</i> (Ashok Sangwan) Member, HARERA, Gurugram</p>
<p><i>Vijay Kumar Goyal</i> (Vijay Kumar Goyal) Member, HARERA, Gurugram</p>	<p><i>Dr. K.K. Khandelwal</i> (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram</p>