

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

Project Sohna Greens
 Promoter M/s V K developers

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

S.No	Particulars	Details	
1.	Name of the project	Sohna Greens	
2.	Name of the promoter	M/s V K Developers	
3.	Nature of the project	Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 04, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Licensee	
6.	Name of the license holder	M/s V K Developers	
7.	Status of project	New	
8.	Whether registration applied for whole/ phase	Whole	
9.	Temp. ID	RERA- GRG- PROJ- 1183- 2022	
10.	License no.	109 of 2022	Valid up to 04.08.2027
11.	Total licensed area	10.04375 Acres	Area to be registered 10.04375 Acres
12.	Project completion date as declared u/s 4(2)(l)(c)	30.04.2025	
13.	QPR compliance	N/A	
14.	4(2)(l)(D) compliance	N/A	
15.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	04.08.2027
	ii)	Zoning Plan Approval	Not approved
	iii)	Layout plan Approval	08.08.2022
	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	13.10.2022 04.08.2027
16.	Fee details		
	Registration fee		(1625.822 x 10) + (39019.7277 x 5) =Rs. 2,11,357/-
	Processing Fee		40645.5497 x 10 = Rs. 4,06,456/-
	Late fee		N/A
	Total fee		Rs. 6,17,813/-
17.	DD amount		Rs. 32,515/- Rs. 2,27,440/- Rs. 2,43,697/-
	DD no. and date		420569 dated 19.10.2022 420568 dated 19.10.2022 420570 dated 19.10.2022
	Name of issuing bank		IndusInd Bank
	Deficit fee (if any)		Rs. 1,14,161/-
18.	File Status		Date
	Project received on		21.10.2022
	First notice sent on		11.11.2022
19.	Deficit documents		<ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. 2. Corrections marked on the hard copy of online DPI need to be done. 3. Deficit fee of Rs. 1,14,161/- need to be paid. 4. Revised project report along with draft brochure of current project needs to be submitted. 5. Approved zoning plan needs to be submitted. 6. Approved demarcation plan needs to be submitted. 7. Approved service plans and estimates including the roads and pavement plans, electrical supply plan, water supply plan, sewerage plan, solid waste management plan, storm water plan, street light plan, landscape plan need to be submitted along with the sanction letter from DTCP.

	<p>8. Draft application form, allotment letter. Builder buyer agreement, conveyance deed and payment plan need to be submitted.</p> <p>9. CA certificate for non-default in payment needs to be revised.</p> <p>10. Bank undertaking needs to be revised.</p>
20.	<p>Case history-</p> <p>The promoter M/s V K Developers has applied on dated 21.10.2022 for registration of their affordable plotted colony under DDJAY namely "Sohna Greens" located in Sector-4, Sohna, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for project land admeasuring an area of 10.0437 acres for which the license vide no. 109 of 2022 dated 05.08.2022 valid upto 04.08.2022 has been issued by DTCP in favour M/s V K Developers. The current application pertains to 180 residential plots out of which 90 are frozen and a commercial block proposed to be developed by M/s V K Developers.</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>

Asha
14/11/22
(Asha)
Chartered Accountant

Neeraj
(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 14.11.2022
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 14.11.2022

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

None is present on behalf of the promoter.

The promoter has requested through email dated 14.11.2022 for adjournment of one week with regards to the hearing scheduled to be held on 14.11.2022.

The matter to come up on 28.11.2022.

Sanjeev Kumar Arora
(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA, Gurugram

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA, Gurugram

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