


PROCEEDING OF THE DAY 12.12.2022


The authority considered the following 9 applications for grant of registration of new projects under section 4 of the Real Estate (Regulation and Development) Act, 2016. The major deficiencies against each project have been mentioned below:

New projects under section 4			
S. No.	Promoter Name	Project Name	Major Deficiencies
1.	Ishv Realtors Private Limited	Platina Street 109	Deficit Fee- Rs 10,72,123/- BIP permission Revalidated Building plan Renewal of Airport height clearance Fire Scheme approval Approved Service plans and estimates Approved Demarcation plan Electrical load availability Road access permission Information to the revenue department. CA certificate for non-default Annual report of last 3 financial year
2.	DLF Homes Developers Limited	GH 63	Deficit Fee - Rs 1,24,88,833/- Approval NOCs from the various agencies for connecting external services like roads needs to be submitted. Fire Scheme Approval needs to be submitted Non-default certificate Affidavit 4(2)(1)(D) CA certificate Certificate for expenditure incurred up to the date of registration CA Certificate for financial & inventory details Legal Opinion yet to receive regarding applicability of late fee.
3.	NB Buildcon Pvt. Ltd.	Gokulam	Demarcation plan Zoning plan Service plans and estimates Power line shifting NOC
4.	Vatika Limited	Aspiration	Demarcation Plan Zoning Plan Approved Service plan & Estimates. Electrical load availability. Bank Undertaking. Escrow agreement with Bank. Revised term sheet of mortgage deed. Clarification regarding SCN for non-registration.
5.	Vatika Limited	Vatika India Next 2	Deficit Fee-Rs 1,62,43,324/- Demarcation Plan. Zoning Plan. Renewal of License. Approved service plan & Estimates. Information to the revenue department Electrical load availability. Powerline shifting. Affidavit 4(2)(1)(D). Bank Undertaking. CA Certificate for non-default.
6.	Namdev Construction Pvt. Ltd.	Suncity Vatsal Valley Independent Floors 2	Fire scheme approval/sanction letter for commercial area. Order of defreezing of plots from DTCP, Haryana.

7.	JMK Holdings Pvt. Ltd.	Signature Global City 79B -1	Plots on which floors proposed needs to be registered first which are applied Clarification regarding role of Emaar in revenue share and marketing despite not being a licensee. Approved service plan estimates Approved building plan Environment Clearance Fire scheme approval
8.	Sadan Realtech Private Limited	M2K Olive Greens	Demarcation plan Zoning plan Service plans and estimates Information to revenue department Land title search report Bank undertaking REP-II Affidavit - 4(2)(1)(D). Loan documents CA certificate for expenses incurred and to be incurred
9.	M/s Vatika One India Next Pvt. Ltd.	Vatika Crossover	Affidavit regarding no sale in the project for which license no. 258 of 2007 dated 19.11.20207 and 83 of 2011 dated 17.09.2011 were granted which stands migrated to license no. 165 of 2022 needs to be submitted. Approved architectural control sheet Approved Service Plan and Estimates Electrical load availability Escrow agreement Bank Undertaking

The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from filing information in REP-I A to H format and online detailed project information. All the matters to come up on 19.12.2022 except matter listed at serial number 2 which is to come up on 26.12.2022.


Sanjeev Kumar Arora
Member, HARERA, Gurugram


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