

PROCEEDING OF THE DAY 28.11.2022


The authority considered the following 7 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 45,72,123/- 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.	Magic Eye Developers Pvt Ltd	Plaza 106 SCO	Architectural control sheet. Approved Service plan and estimates. Land title search report. Loan Sanction letter, disbursement and repayment schedule.
3.	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)(I)(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.
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)(I)(D).


			Bank Undertaking. CA Certificate for non-default.
6.	Namdev Construction Pvt. Ltd.	Suncity Vatsal Valley Independent Floors 2	PERT Chart. Details of inventory plot wise. Fire scheme approval/sanction letter for commercial area. REP-II needs to be revised. Order of defreezing of plots from DTCP, Haryana. land title search report. Non-encumbrance certificate Copies of approved roads and pavement plan, approved water supply plan, approved sewerage and garbage disposal plan, approved storm water drainage plan, approved parking plan. Copies of approved X-section plan, floor plan, apartment plan, elevation plan and structural plan for residential and commercial area. Payment plans. The Legal documents i.e., application form, BBA, allotment letter and conveyance deed. Approved service estimates. Cost of the land needs to be provided according to the area applied for the registration. Supporting document for Interest to financial institution. Quarterly schedule of estimated expenditure. Loan documents, details of mortgage, interest statement, schedule of disbursement.
7.	Whiteland Corporation Private Limited	Whiteland Arena 76	Fee will be calculated after the submission of building plans. Approved demarcation plan. Approved Building plans. Environment Clearance. Fire Scheme approval. AAI approval. Electrical load availability. Mutation, Jamabandi & Aks-shajra. Land title search report. Non-encumbrance Certificate. Mining permission

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. Matter to come up on 12.12.2022.


Sanjeev Kumar Arora
Member, HARERA, Gurugram


Ashok Sangwan
Member, HARERA, Gurugram


Vijay Kumar Goyal
Member, HARERA, Gurugram


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