

**Project hearing brief**

S.No.	Particulars	Details		
1.	Name of the project	Emaar Business District 114 NXT		
2.	Name of the promoter	M/s Emaar India Ltd.		
3.	Nature of the project	Commercial Plotted Colony (SCO)		
4.	Location of the project	Sector- 114 NXT, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of license holder	M/s Bailiwick Builders Pvt Ltd, M/s Logical Estate Pvt Ltd, M/s Tacery Builders Pvt Ltd, M/s Zonex Developers Pvt Ltd		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole Project		
9.	Completion date as mentioned in REP-II	23.08.2027		
10.	Online application ID	RERA-GRG-PROJ-1135-2022		
11.	License no.	14 OF 2021 dated 12.03.2021 (License area registered)	Valid up to 11.03.2026	
		130 of 2022 dated 24.08.2022 (Additional license)	Valid up to 23.08.2027	
12.	QPR of earlier RC no. 19 of 2021	September 2022 pending		
13.	4(2)(I)(D) reports of earlier RC no. 19 of 2021	2021-22 pending		
14.	Other conditions of earlier RC no. 19 of 2021 if any	Approved service plan and estimates pending.		
15.	Total licensed area (Additional License)	11.40 acres	Area to be registered	11.40 acres
16.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
i)		License Approval	14 OF 2021 dated 12.03.2021	11.03.2026
			130 of 2022 dated 24.08.2022 (Additional license)	23.08.2027
ii)		Zoning Approval Plan	N/A	N/A
iii)		Layout Approval plan	Drg. No. DTCP 8565 dated 25.08.2022	N/A
iv)		Environmental Clearance	N/A	N/A
v)		Architectural Control Sheet	Applied on 07.09.2022	
vi)		Service plans and estimates approval	Applied on 02.09.2022	
17.	Fee details			



	<b>Registration fee</b>	69201.238 * 1.5 * 20 = Rs 20,76,037.14/-
	<b>Processing fee</b>	69201.238 * 10 = Rs 6,92,012.38/-
	<b>Late fee</b>	N/A
	<b>Total</b>	Rs 27,68,049.52/-
<b>18.</b>	<b>DD amount</b>	Rs 27,70,000/-
	<b>DD no. and date</b>	296781 dated 21.07.2022
	<b>Name of the bank issuing</b>	HSBC Bank
	<b>Deficient amount</b>	NIL
<b>19.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	06.09.2022
	<b>First notice Sent on</b>	15.09.2022
	<b>First hearing on</b>	19.09.2022
	<b>Second hearing on</b>	27.09.2022
	<b>Third hearing on</b>	11.10.2022
	<b>Fourth hearing on</b>	26.10.2022 (adjourned)
	<b>Fifth hearing on</b>	27.10.2022
	<b>Sixth hearing on</b>	21.11.2022
<b>17.</b>	<b>Status of Documents</b>	<ol style="list-style-type: none"><li>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Needs to be corrected.</li><li>2. Online DPI needs to be corrected. Status: Submitted but needs to be corrected.</li><li>3. Approved architectural control sheet needs to be submitted. Status: Not submitted.</li><li>4. Approved service plans and estimates needs to be submitted. Status: Not submitted.</li><li>5. Electrical load availability needs to be submitted. Status: Applied on 02.09.2022.</li><li>6. Cost of EDC needs to be mentioned as per LOI. Status: Not submitted.</li><li>7. Financial resources of the project needs to be clarified. Status: Not submitted.</li><li>8. Loan sanction letter for the loan of Rs. 2260 crore needs to be submitted. Status: Not submitted.</li><li>9. QPR of Sept 2022 of earlier RC needs to be submitted. Status: Not submitted.</li><li>10. 4(2)(I)(D) compliance of 2021-22 of earlier RC needs to be submitted.</li></ol>

		Status: Not submitted. 11. Approved service plan and estimates - Conditions of earlier RC needs to be fulfilled. Status: Not submitted.
	<b>Deficit Documents</b>	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Approved architectural control sheet needs to be submitted. 4. Approved service plans and estimates needs to be submitted. 5. Electrical load availability needs to be submitted. 6. Cost of EDC needs to be mentioned as per LOI. 7. Financial resources of the project needs to be clarified. 8. Loan sanction letter for the loan of Rs. 2260 crore needs to be submitted. 9. QPR of earlier RC pending needs to be submitted. 10. 4(2)(1)(D) compliance of 2021-22 needs to be submitted. 11. Approved service plan and estimates - Conditions of earlier RC needs to be fulfilled.

**Case History:-**

The promoter obtained license no. 14 of 2021 dated 12.03.2021 for commercial plotted colony over an area measuring 6.40625 acres from DTCP Haryana and the project was registered with the authority vide RC no. GGM/451/183/2021/19 dated 19.04.2021. Now the promoter has obtained additional license no. 130 of 2022 dated 24.08.2022 and the promoter M/s Emaar India Ltd. who is a Collaborator applied for the registration of real estate project namely "Emaar Business District 114 NXT" located at Sector-114, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 40612 dated 06.09.2022 and RPIN-505. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1103-2022. The project area for registration is same as that of the additional licensed area i.e., 11.40 acres. Additional License no - 130 of 2022 dated 24.08.2022. The application for registration was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/505 dated 15.09.2022 was issued to the promoter with an opportunity of being heard on 19.09.2022.

On 19.09.2022, Sh. Sumeet, Engineer Executive briefed about the facts of the project. Sh. Anitesh Singh Chauhan (Manager Govt. Affairs) is present on behalf of the promoter. Board resolution for authorization is to be submitted. In meanwhile the office is to check the status of compliances of existing registered project as the present application is for registration of additional license area. Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above. Matter to come up on 27.09.2022.

The promoter submitted the reply on 19.09.2022 which was scrutinized, and the remaining deficiencies are mentioned above as deficit documents which are also conveyed to the promoter.

On 27.09.2022, the promoter was given 15 days' time to submit the deficit documents and the matter was adjourned to 11.10.2022.

The promoter submitted the reply on 27.09.2022 which was scrutinized, and the remaining deficiencies are mentioned above as deficit documents which are also conveyed to the promoter.

On 11.10.2022, the promoter is further advised to rectify the deficiencies and submit the deficient document apart from filing information in REP-I A to H format and detailed project information. Matter to come up on 26.10.2022.

The promoter submitted the reply on 11.10.2022 which was scrutinized, and the remaining deficiencies are mentioned above as deficit documents which are also conveyed to the promoter.




**HARERA**  
**GURUGRAM**

**Emaar Business District 114 NXT**  
**RERA-GRG-PROJ-1103-2022**

On 26.10.2022, the coram is not complete. The hearing is adjourned for 27.10.2022.

On 27.10.2022, the promoter is directed to rectify the deficiencies and submit the deficit fee if any. The matter is adjourned for 21.11.2022.

  
(Asha)

**Chartered Accountant**



(Sumeet)

**Engineer Executive**

**Day and Date of hearing**

Monday and 21.11.2022

**Proceeding recorded by**

Ram Niwas

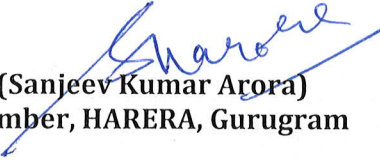
**PROCEEDINGS OF THE DAY**

Proceedings dated: 21.11.2022


Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Anitesh Singh (Manager Govt. Affairs) is present on behalf of the promoter. The AR of the promoter seeks some adjournment of 4 weeks to submit the architectural control sheets and remove other deficiencies.

The matter to come up on 26.12.2022.

  
(Sanjeev Kumar Arora)  
Member, HARERA, Gurugram

  
(Ashok Sangwan)  
Member, HARERA, Gurugram

  
(Vijay Kumar Goyal)  
Member, HARERA, Gurugram

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