



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project

Landmark Avana

Promoter

M/s Landmark Apartments Pvt. Ltd.

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

SNo.	Particulars	Details		
1.	Name of the project	Landmark Avana		
2.	Name of the promotor	M/s Landmark Apartments Pvt. Ltd.		
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 95, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Anju D/o Sh. Dilbag Singh in collaboration with M/s Landmark Apartments Pvt. Ltd.		
7.	Whether registration applied for whole	whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1244-2022		
10.	License no.	14 of 2023 dated 30.01.2023	Valid up to 29.01.2028	
11.	Total licensed area	14.209 Acres	Area to be registered	14.209 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	29.01.2028		
13.	QPR compliance	N/A		
14.	4(2)(I)(D) compliance	N/A		
15.	Compliance of conditions of RC	N/A		
16.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	30.01.2023	29.01.2028
	ii)	Zoning Plan Approval	Not approved.	
	iii)	Layout plan Approval	30.01.2023	
	iv)	Environmental Clearance	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

		<p>12. Independent audit reports of last three financial years need to be submitted. Status: Submitted</p> <p>13. Revised CA certificate for the cost incurred up to the date of registration needs to be submitted. Status: Submitted</p> <p>14. Cash flow statement of the project proposed needs to be submitted. Status: Submitted</p> <p>15. Affidavit of promoter regarding arrangement with the bank master account need to be submitted. Status: Submitted</p> <p>16. Revised bank undertaking needs to be submitted. Status: Submitted</p> <p>17. Revised allotment letter, conveyance deed and payment receipt need to be submitted Status: Submitted</p> <p>18. Revised REP-II needs to be submitted. Status: Submitted.</p>
22.	Remarks	<p>1. Corrections in online DPI and REP-I (Part A-H) need to be done.- Requisite corrections made. The promoter may be directed to submit the hard bound copy of online DPI and REP-I within a week.</p> <p>2. Approved service plans and estimates need to be submitted.- The promoter has submitted cheque no. 759262 dated 03.02.2023 of IDBI Bank as a security amount of Rs. 25 lacs on account of submission of the approval within three months in the Authority. However, the cheque is returned unrealised by the bank.</p> <p>3. Approved electrical load availability connection needs to be submitted.- The promoter may be directed to submit the same within one month.</p> <p>4. Power line shifting NOC needs to be submitted.- Applied on 07.11.2022. The promoter may be directed to submit the same within one month.</p>


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5. HSVP construction water NOC needs to be submitted.- The promoter may be directed to submit the same within one month.
6. Approved zoning plan needs to be submitted.- The promoter has submitted cheque no. 759263 dated 03.02.2023 of IDBI Bank as a security amount of Rs. 25 lacs on account of submission of the approval within three months in the Authority. However, the cheque is returned unrealised by the bank.

Recommendations: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the approved service plan & estimates, approved zoning plan, approved electrical load availability connection, power line shifting NOC and HSVP construction water NOC.

It is recommended that registration certificate may be issued subject to deposit of BG amounting to Rs. 25 lacs each as a guarantee amount to submit the approved service plans and estimates, and approved zoning plan within three months.


(Asha)
Chartered Accountant


(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing

Monday and 13.02.2023

Proceeding recorded by

Sh. Ram Niwas

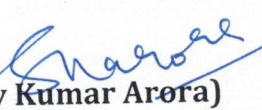
PROCEEDINGS OF THE DAY

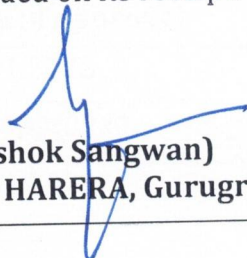
Proceedings dated 13.02.2023

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

Sh. Abhishek Kanodia (AR) is present on the behalf of the promoter.

Approved as proposed. The cheques deposited be returned on submission of BG/fresh cheques of the equivalent amount and registration to be issued on its receipt.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in

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भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16