

Hearing brief for Project registration u/s 4

S.No.	Particulars	Details		
1.	Name of the project	Elan The Mark		
2.	Name of the promoter	M/s Elan Avenue Limited		
3.	Nature of the project	Commercial		
4.	Location of the project	Sector- 106, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Albina Properties Ltd. and Airmid Developers Ltd. (Now Known as Elan Avenue Ltd.)		
7.	Name of the collaborator	M/s Elan Avenue Limited		
8.	Status of project	Ongoing		
9.	Whether registration applied for whole	NO (In 2 phases)		
	Nature of the phase	Commercial		
	Phase no.	1		
10.	Online application ID	RERA-GRG-PROJ-1273-2022		
11.	License no.	79 of 2012 dated 17.08.2012.	valid upto 16.08.2024	
		11 of 2013 dated 12.03.2013.	valid upto 11.03.2024	
12.	Total licensed area	6.5250 acres	Area to be registered 3.2239 acres	
13.	Projected completion date	15.01.2028		
14.	QPR Compliances (if applicable)	N/A		
15.	4(2)(I)(D) Compliances (if applicable)	N/A		
16.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	79 of 2012 dated 17.08.2012.	16.08.2024
			11 of 2013 dated 12.03.2013.	11.03.2024
	ii)	Revised Zoning Plan Approval	DGTCP- 8685 dated 17.10.2022	-
	iii)	Building plan Approval	ZP-1628/JD(NK)/2023/3444 dated 06.02.2023	05.02.2028
	iv)	Environmental Clearance	SEIAA/HR/2022/233 dated 25.09.2022	24.09.2032
	v)	Airport height clearance	AAI/RHQ/ NR/ATM/NOC/2022/237/1002-05 dated 05.05.2022	04.05.2030
vi)	Fire scheme approval	Not Submitted		

	vii) Service plan and estimate approval	Not Submitted
17.	Fee Details	
	Registration Fee	44321.975 Sqm * 1.87 * 20 =Rs 16,57,642/-
	Processing Fee	44321.975 Sqm * 10 = Rs 4,43,220/-
	Late Fee	450% of registration fee 16,57,642/- * 4.5 = Rs 74,59,389/-
	Total Fee	Rs 95,60,251/-
18.	DD amount	1. Rs 12,00,000/-
	DD no. and date	1. 061468 dated 20.01.2023
	Name of the bank issuing	HDFC Bank
	Deficient amount	Rs 83,60,251/-
19.	File Status	Date
	File received on	21.01.2023
	Deficiency conveyed on	27.01.2023
	First hearing on	31.01.2023
	Second hearing on	14.02.2023
20.	<p>Case History: The Promoter M/s Elan Avenue Ltd. who is a collaborator applied for the registration of real estate commercial colony namely "Elan The Mark" located at Sector-106, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 47983 dated 21.01.2023 and RPIN-570. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1273-2022. The project area (Phase-1) for registration is 3.2239 Acres and the licensed area of the project is 6.5250 acres vide License no -79 of 2012 dated 17.08.2012 and license no - 11 of 2013 dated 12.03.2013. The promoter is developing the colony in two phases. However, phasing has not been done by DTCP, Haryana. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/570 dated 27.01.2023 was issued to the promoter with an opportunity of being heard on 31.01.2023. On 31.01.2023, the matter was adjourned to 14.02.2023. The promoter has submitted a reply on 30.01.2023 and 08.02.2023 which are scrutinized and the status of the documents is mentioned below: The building plans have been approved by the DTCP on 06.02.2023. The building plans are approved for the whole area however, the promoter has applied for registration of project in phases (3.2239 acres) but the phasing has not been done by DTCP.</p>	
21.	Present compliance status as on 14.02.2023 of the deficiencies conveyed in the last	1 Deficit Fee - Rs 83,60,251/-. Status: Not Submitted.



hearing dated	
31.01.2023.	<p>2 The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted.</p> <p>3 Online DPI needs to be corrected. Status: Needs to be corrected.</p> <p>4 Affidavit regarding no sale in the project needs to be submitted. Status: Not Submitted.</p> <p>5 Final approval for grant of permission for Change in shareholding pattern needs to be submitted. Status: Submitted. Endst No. LC-1882-JE(DS)/2022/30538-48 dated 10.10.2022</p> <p>6 Building plans alongwith the approval letter needs to be submitted. Status: Submitted.</p> <p>7 Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Undertaking submitted for submission within 6 months from date of RC.</p> <p>8 Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Undertaking submitted for submission within 6 months from date of RC.</p> <p>9 Forest Land diversion NOC/ affidavit needs to be submitted. Status: Submitted.</p> <p>10 Power Line shifting NOC/ affidavit needs to be submitted. Status: Submitted.</p> <p>11 Project Report needs to be submitted. Status: Submitted but needs to be revised.</p> <p>12 Pert Chart needs to be submitted. Status: Submitted.</p> <p>13 Mining permission needs to be submitted. Status: Not Submitted.</p> <p>14 Layout superimposed on the demarcation plan needs to be submitted. Status: Not Submitted.</p> <p>15 Draft Application form needs to be revised. Status: Submitted.</p> <p>16 Draft Allotment Letter needs to be revised. Status: Submitted.</p> <p>17 Draft Builder Buyer Agreement needs to be revised.</p>

		<p>Status: Submitted.</p> <p>18 Draft Conveyance Deed needs to be revised. Status: Submitted.</p> <p>19 Draft brochure of the project needs to be submitted. Status: Not Submitted.</p> <p>20 CA certificate for Expenditure to be incurred and incurred needs to be provided. Status: Needs to be revised.</p> <p>21 Financial resources needs to be filled in the DPI. Status: Filled in DPI.</p> <p>22 Quarterly schedule of estimated expenditure needs to be provided. Status: Submitted.</p> <p>23 Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted.</p> <p>24 KYC of director (Sandeep Aggarwal & Heena Arora) needs to be provided. Status: Not Submitted.</p> <p>25 CA certificate for non-default needs to be provided. Status: Submitted.</p> <p>26 Cash flow statement need to be provided. Status: Needs to be revised.</p> <p>27 Copy of paid challan of EDC, IDC, conversion charges and license fee needs to be provided. Status: Submitted.</p> <p>28 Miscellaneous cost needs to be clarified along with annexure. Status: Needs to be revised.</p> <p>29 CHG form needs to be provided. Status: Form Submitted and loan documents needs to be provided.</p> <p>30 Cost of land needs to be clarified along with annexure. Status: Submitted.</p>
22.	Remarks	<p>1 Deficit Fee – Rs 83,60,251/-.</p> <p>2 The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>3 Online DPI needs to be corrected.</p> <p>4 Affidavit regarding no sale in the project needs to be submitted.</p> <p>5 Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.</p>



HARERA
GURUGRAM

Project - Elan The Mark
RERA-GRG-1273-2023

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Asha
Asha

Chartered Accountant

Sumeet
Sumeet

Engineer Executive

Day and Date of hearing

Tuesday and 14.02.2023

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 14.02.2023.

Sh. Sumeet, Engineer Executive cum Planning Coordinator and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Ms. Priyanka Aggarwal (AR) is present on behalf of the promoter.

The promoter has submitted the reply recently which needs to be scrutinized.

The matter to come up on 20.02.2023.

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

