

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	Submitted		
13.	4(2)(I)(D) reports of earlier RC no. 19 of 2021	Submitted		
14.	Other conditions of earlier RC no. 19 of 2021 if any	Complied		
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 Plan Approval	N/A	N/A
iii)		Layout plan Approval	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			



	Registration fee	69201.238 * 1.5 * 20 = Rs 20,76,037.14/-
	Processing fee	69201.238 * 10 = Rs 6,92,012.38/-
	Late fee	N/A
	Total	Rs 27,68,049.52/-
18.	DD amount	Rs 27,70,000/-
	DD no. and date	296781 dated 21.07.2022
	Name of the bank issuing	HSBC Bank
	Deficient amount	NIL
19.	File Status	Date
	File received on	06.09.2022
	First notice Sent on	15.09.2022
	First hearing on	19.09.2022
	Second hearing on	27.09.2022
	Third hearing on	11.10.2022
	Fourth hearing on	26.10.2022 (adjourned)
	Fifth hearing on	27.10.2022
	Sixth hearing on	21.11.2022
	Seventh hearing on	26.12.2022
	Eighth hearing on	09.01.2023
	Ninth hearing on	16.01.2023
	Tenth hearing on	30.01.2023
	Eleventh hearing on	31.01.2023
	Twelveth hearing on	02.02.2023
20.	Case History:-	
	<p>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 1st 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.</p>	

	<p>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 was fixed for 27.09.2022.</p> <p>The promoter submitted the reply on 19.09.2022 which was scrutinized, and the remaining deficiencies were conveyed to the promoter.</p> <p>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.</p> <p>The promoter submitted the reply on 27.09.2022 which was scrutinized, and the remaining deficiencies were conveyed to the promoter.</p> <p>On 11.10.2022, the promoter was 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 was fixed for 26.10.2022.</p> <p>The promoter submitted the reply on 11.10.2022 which was scrutinized, and the remaining deficiencies were conveyed to the promoter.</p> <p>On 26.10.2022, the coram was not complete. The hearing is adjourned for 27.10.2022.</p> <p>On 27.10.2022, the promoter was directed to rectify the deficiencies and submit the deficit fee if any. The matter was adjourned for 21.11.2022.</p> <p>On 21.11.2022, the AR of the promoter seeks adjournment of four weeks' to submit the architectural control sheets and remove other deficiencies. The matter was adjourned and fixed for 26.12.2022.</p> <p>The promoter submitted the reply on 06.12.2022 and 08.12.2022 which were scrutinized, and the remaining deficiencies were conveyed to the promoter.</p> <p>On 26.12.2022, the AR of the promoter was directed to remove the deficiencies and the matter was adjourned to 09.01.2023.</p> <p>On 09.01.2023, the matter was adjourned for 16.01.2023.</p> <p>On 16.01.2023, the matter was adjourned for 30.01.2023.</p> <p>On 30.01.2023, the matter was adjourned for 31.01.2023.</p> <p>On 31.01.2023, the matter was adjourned for 02.02.2023.</p> <p>The status of the documents is mentioned below.</p>	
21.	Present compliance status as on 02.02.2023 of the deficiencies as conveyed in the last hearing dated 31.01.2023.	<ol style="list-style-type: none"> 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. 2. Online DPI needs to be corrected. Status: Submitted but needs to be corrected. 3. Approved architectural control sheet needs to be submitted. Status: Not submitted. 4. Approved service plans and estimates needs to be submitted. Status: Not submitted. 5. Electrical load availability needs to be submitted. Status: Applied on 02.09.2022. 6. Cost of EDC needs to be mentioned as per LOI. Status: Not submitted. 7. Financial resources of the project needs to be clarified. Status: Not submitted.



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		8. Loan sanction letter for the loan of Rs. 2260 crore needs to be submitted. Status: Not submitted.
Remarks		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.

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 corrections in online DPI, corrections in online (A-H) form, architectural control sheet, Approved service plan & estimates, and Electrical load availability.

The promoter shall submit two Cheques amounting Rs 25 lakhs each as a security amount to submit the architectural control sheet and Approved service plan & estimates within 3 months from the date of issuance of registration certificate.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.


(Asha)
Chartered Accountant


(Sumeet)
Engineer Executive

Day and Date of hearing	Thursday and 02.02.2023
Proceeding recorded by	Ram Niwas

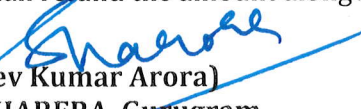
PROCEEDINGS OF THE DAY

Proceedings dated: 02.02.2023

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


Sh. Anitesh Singh Chauhan (Manager Govt. Affairs) is present on behalf of the promoter.

Approved as proposed subject to submission of an affidavit that the allottee shall have the right to seek refund of the amount deposited alongwith interest in case there is a change in the approved architectural control sheet from the architectural control sheet as shown by the promoter at the time of sale of the unit. The promoter shall refund the amount alongwith interest within one month.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


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