

Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	Emaar Business District 75A	
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- 75A, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	Amargyan Development Pvt Ltd and Snow White Buildcon 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.	129 of 2022 dated 24.08.2022	Valid up to 23.08.2027
12.	Total licensed area	4.55625 acres	Area to be registered 4.55625 acres
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	23.08.2027
	ii)	Zoning Plan Approval	N/A
	iii)	Layout plan Approval	N/A
	iv)	Environmental Clearance	N/A
	v)	Architectural Control Sheet	Applied on 07.09.2022
	vi)	Service plans and estimates approval	Applied on 02.09.2022
14.	Fee details		
	Registration fee	27657.731 * 1.5 * 20 = Rs 8,29,731.93/-	
	Processing fee	27657.731 * 10 = Rs 2,76,577.31/-	
	Late fee	N/A	
	Total	Rs 11,06,309.24/-	
15.	DD amount	Rs 11,06,500/-	
	DD no. and date	053734 dated 21.08.2022	
	Name of the bank issuing	Kotak Bank	
	Deficient amount	NIL	
16.	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

16. Case History:-

The promoter M/s Emaar India Ltd. who is a Collaborator applied for the registration of real estate project namely "Emaar Business District 75 A" located at Sector-75 A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 40611 dated 06.09.2022 and RPIN-506. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1135-2022. The project area for registration is same as that of the licensed area i.e., 4.5563 acres. License no – 129 of 2022 dated 24.08.2022. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/506 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. 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.

The promoter submitted the reply on 19.09.2022 which was scrutinized, and the remaining deficiencies were 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 were conveyed to the promoter.

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.

The promoter submitted the reply on 11.10.2022 and 12.10.2022 which were scrutinized, and the remaining deficiencies were conveyed to the promoter.

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



<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>The promoter has submitted a reply on 26.10.2022 which was scrutinized and the remaining deficiencies were conveyed to the promoter.</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>	
<p>17. Present compliance status as on 02.02.2023 of the deficiencies as conveyed in the last hearing dated 31.01.2023.</p>	<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: Submitted but 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 22.09.2022. 6. Tree cutting permission/NOC needs to be submitted. Status: Submitted for 1.66 acres. However, needs to be clarified. 7. Financial resources of the project needs to be clarified. Status: Not clarified. 8. Interest to financial institution needs to be clarified. Status: Not clarified.
<p>Remarks</p>	<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. 2. Online DPI needs to be corrected. 3. Approved architectural control sheet needs to be submitted.



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GURUGRAM

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4. Approved service plans and estimates needs to be submitted.
5. Electrical load availability needs to be submitted.
6. Tree cutting permission/NOC needs to be clarified.
7. Financial resources of the project needs to be clarified.
8. Interest to financial institution needs to be clarified.

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

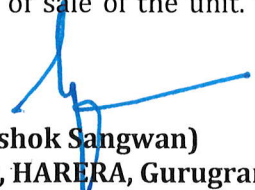
Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

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


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


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