

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईस, गुरुग्राम, हरियाणा

Project- TRL Residential Plotted Colony Temp ID- RERA-GRG-1092-2022

S.No				earing brief		
		ticulars	Details			
1.		ne of the project	TRL Residentia	al Plotted Colony	Hees Paid	
2.		ne of the promoter	M/s TRL Riceland Pvt . Ltd.			
3.	Nat	ure of the project	Residential Plotted Colony			
4.	Loc	ation of the project	Sector-76, Revenue Estate Manesar, Gurugram			
5.	Leg	al capacity to act as a	License holder			
	pro	moter	E			
6.		us of project	New			
7.	Whether registration		Whole		na pasiningus fiden	
	applied for whole/Phase		177 Supering off			
8.	Pha	se no. (If applicable)	N/A	cac range		
9.	Onli	ine application ID	RERA-GRG-PR	OJ-1092-2022	statisticans suitais	
10.	Lice	nse no.	87 of 2017 dat		Valid up-to 22.10.2022	
		٥ر	62.02.2023		Expired (CC, obtained or 21.10.2022)	
11.		al licensed area	29.9125 Acre	Area to be registered	29.9125 Acre	
12.	Project completion date as declared u/s 4(2)(l)(C)Completed (CC obtained on 21.10.2022)		0.2022)			
13.			N/A			
14.			N/A	lainablesh JAT	estate project naiflely	
15.	Statutory approvals either applied for or obtained prior to registration					
	122513	utory approvals either app		amed prior to reg	istration	
	S.N	Particulars	one as that of the	n registration is a	2022. The project area fi	
	-2010	licensed area i.e., 19 91223	one as that of the	of approval	vistration Validity up to	
	S.N	Particulars	Date o	of approval	Validity up to	
	S.N o i)	Particulars License Approval	Date of 23.	of approval 10.2017	Validity up to 22.10.2022	
	S.N o	Particulars	Date of 23.	of approval	Validity up to	
	S.N o i)	Particulars License Approval	Date o 23. 09.	of approval 10.2017	Validity up to 22.10.2022	
Sastal In 19 Ioda D Simai	S.N 0 i) ii)	Particulars License Approval Zoning Plan Approval Layout plan Approval Environmental	Date o 23. 09.	of approval 10.2017 10.2018	Validity up to 22.10.2022 N/A	
Pasia In 19 Pode D Pomei Nº 199 Pomei (S.N o i) ii) iii)	ParticularsLicense ApprovalZoning Plan ApprovalLayout plan ApprovalEnvironmental ClearanceServiceplanand	Date o 23. 09.	of approval 10.2017 10.2018 10.2018	Validity up to 22.10.2022 N/A	
16.	S.N o i) ii) iii) iii) v)	ParticularsLicense ApprovalZoning Plan ApprovalLayout plan ApprovalEnvironmental ClearanceServiceplanServiceplanand estimate approval	Date of 23. 09. 09.	of approval 10.2017 10.2018 10.2018	Validity up to 22.10.2022 N/A	
16.	S.N o i) ii) iii) iv) v) Fee A) R	ParticularsLicense ApprovalZoning Plan ApprovalLayout plan ApprovalEnvironmental ClearanceServiceplanand	Date of 23. 23. 09. 09. 09. 09. Residential 118623.29 sqm Commercial	of approval 10.2017 10.2018 10.2018	Validity up to 22.10.2022 N/A N/A N/A 233/-	
16.	S.N o i) ii) iii) iv) v) Fee A) R plot	ParticularsLicense ApprovalZoning Plan ApprovalLayout plan ApprovalEnvironmental ClearanceService plan and estimate approvalDetailsegistration fee for	Date of 23. 09. 09. 09. 09. Residential 118623.29 sqm Commercial 2428.11 sqm *1	of approval 10.2017 10.2018 10.2018 N/A *1*10= Rs. 11,86,	Validity up to 22.10.2022 N/A N/A N/A 233/-	

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 पु-संपदा (विनियनन और विकास) अधिनियम, 2016की पारा 20के अर्तगत गठित प्राधिकरण



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	Deficit fee	N/A	
17.	DD Details		
	Receipt no.	1433	1434
	DD No. and Date	031123 dated 10.12.2022	031124 dated 10.12.2022
	Fees Paid	Rs. 12,10,520/-	Rs. 12,34,800/-
	Total Fees Paid	Rs. 24,45,320/-	selemons with the sum A
18.	File Status	Date	i Nation of the project
	File received on	16.01.2023	
	First notice Sent on	27.01.2023	promoter
	Reply submitted on	27.01.2023 4	 Status Grandstatic Status Grandstatic
	1 sT hearing on	30.01.2023	applied for whole/Pirase
	Reply submitted on	30.01.2023	t. Phase no. (If amplication)
	2 nd hearing on	31.01.2023	the Litense no.
	3 rd hearing on	02.02.2023	D
	Representation Reply 1st	06.02.2023	11. Total Intended area
	Representation Reply 2nd	09.02.2023	
	4 th hearing on	13.02.2023	Liedand of the line

19. Case History: -

The promoter M/s TRL Riceland Pvt. Ltd. who is a License holder applied for the registration of real estate project namely "TRL Residential Plotted Colony" Sector-76_{*} Revenue Estate Manesar, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016 vide central receipt no. 47575 16.01.2023 and RPIN-568. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-1092-2022. The project area for registration is same as that of the licensed area i.e., 29.9125 acres. License no – 87 of 2017 dated 23.10.2017. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/568 dated 26.01.2023 was issued to the promoter with an opportunity of being heard on **30.01.2023**.

On 30.01.2023, The matter is adjourned to 31.01.2023.

On 31.01.2023, The matter is adjourned to 02.02.2023.

On 02.02.2023, Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project. Sh. Tommy Thomas (GM-Corporate affairs), Sh. Hemant Gupta (GM-Finance) and Sh. Raj Kumar Sharma are present on behalf of the promoter. The license for the project was received on 23.10.2017 and the promoter proceeded to develop the project and finally obtained CC on 21.10.2022. As per provision of section 4 (1) of the Act of 2016, the following has been provided "Every promoter shall make an application to the Authority for registration of the real estate project in such form, manner, within such time and accompanied by such fee as may be prescribed" In view of the above a decision is to be taken regarding violation of section 4(1) by the promoter not registering the project as prescribed. To come to a definite conclusion in the matter, it is decided to seek the opinion of Advocate General, Haryana. A detailed reference may be made in this regard to the AG, Haryana. The matter is adjourned to 27.02.2023.

On 06.02.2023, the representation was given by the promoter which was downloaded from Director, Town and Country planning in which it is submitted that, the Haryana Real Estate Regulatory

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भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



Project- TRL Residential Plotted Colony Temp ID- RERA-GRG-1092-2022

		Temp ID- RERA-GRG-1092-202				
	Authority vide Memo No. HREF	A/RD/2017/35/1049 dated: 15.09.2017 has already taken a view				
	that the promoter " may register his licensed (un-launched) projects any time in future before he					
	intends to advertise, market, book, sell or offer for sale, or invite persons to purchase in any real estate project or part of it, in the planning area."					
39/68	On 09.02.2023, Further representation is submitted by the promoter in which it is stated that the RERA Act would not have prescribed different penalties for section 3 and section 4.					
20.65						
	and section 4.					
	Till section 3 operates, section 4 is dormant and inapplicable. The penalty under section 4 is for violating the obligations under section 4, if and when it operates. Further, it is submitted that because the time limit and trigger point of registration prescribed in					
	section 3. there is no separate ti	me limit provided in section 4 because it is consequential to section				
	3.	the mane provided in section i because it is consequential to section				
	Present compliance status as	1. Online corrections in REP-I (Part A-H) needs to be done.				
	on 13.02.2023 of deficient	Documents to be unloaded mentioned shows no be done.				
	documents conveyed vide	Documents to be uploaded mentioned above needs to be				
		submitted in PDF format of size less than 5 mb each.				
		Status- Not Submitted				
and the second second second	02.02.2023 matter was adjourned to 13.02.2023.)	Corrections marked on the hard copy of online_DPI need to be done.				
		Status- Submitted				
983984 d		3. Copy of super imposed demarcation plan on the approved				
sart ti jit		layout plan needs to be submitted.				
NEER STRY		Status- Submitted				
Sector 1	ter for sale, or mylic percent to	4. Service plan needs to be submitted (Solid waste management				
the second		plan, Street light plan, Landscape plan.)				
and the second		Status- Submitted				
		5. NOCs of Tree cutting and Powerline shifting needs to be				
		submitted.				
ist ring		Status- Submitted				
e erces		6. Land title of the project - whether title deeds, mutation,				
2168 Q		jamabandi and aks-shijra duly certified by revenue officer six				
1903 09 4		months prior to date of application needs to be submitted.				
gon an		Status- Submitted				
N Marine		7. Whether the fact that project land licensed and bonded for				
a The spe		setting up of a colony has been informed to the revenue				
stratt per	ed eval anticad to relate have by	department for entry in the record of ownership needs to be				
Beloned'	a but the or negative is leviable.	submitted.				
i4 add lo	Medanmanan water turning	Status- Submitted				
mainter a	The start Hi but competi the					
	en og de seiser en d Notes en de seiser e	8. Affidavit regarding no sale in the project needs to be submitted. Status- Submitted				
is it neis	in the project subject to subject	9. Draft Brochure for the project needs to be submitted.				
(1) (25A (1)	al to must be account of the	Status- Submitted				
		10. Draft Advertisement document needs to be submitted.				
	전화 영상 이 것 같은 것 같은 것 같이 없다.	Status- Not Submitted				
		11. Copy of paid challan of EDC & IDC needs to be provided.				
Survey of the second	IV	Status- Submitted				
(ev	Contraction States Co	12. Any other cost in miscellaneous cost needs to be revised.				
· ·	ALL AND	Status- Submitted				
	and the second s					
		13. Independent auditor and director report for the financial year				
		2019-2020, 2020-21 and 2021-2022.				

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भू-संपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



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invite persons to precluse in a y real	Status- Submitted14. Bank undertaking needs to bStatus- Submitted15. REP-II needs to be revised.Status- Submitted	intends to advertise, mark estate project et part of it,	
21. Remarks	1. Online corrections in REP- Documents to be uploaded submitted in PDF format of s	I (Part A-H) needs to be done. I mentioned above needs to be size less than 5 mb each.	
(Asha) Chartered Accountant	tion a is derivant and mappliced der section 4, if and when it open of because the time limit and trip ate time limit provided in section.	Beepika) (Deepika) Planning Executive	
Day and Date of hearing	Monday and 13.02.2023		
Proceeding recorded by	Ram Niwas		
Col size into these in the surface	PROCEEDINGS OF THE DAY	bevevnos enemosa	
Ms. Deepika, Planning Executive and W Sh. R.S. Seshadri (AR), Sh. Tommy Th promoter. The applicant promoter has submitter issued by interim RERA bearing Mem been clarified to the NAREDCO Haryan time in future before he intends to advi in any manner any plot, apartment or planning area. The copy of the above Department, Haryana. Further section 4(1) of the Act of 2010 registration of the real estate project as may be prescribed. But no time lim The promoter has already submitte advertisement or booking whatsoever completed by obtaining CC from DT proceedings has taken a view to seek any for non-registration of project af the category of ongoing project as in the AG Haryana has already opined the a reconfirmation in case of above proj and Rules and no sale or booking has that the same shall be applicable the In view of the above the Authority de affidavit from the promoter to the e same shall be deposited on demand w	ed a representation dated 09.02.20 no No. HRERA/RD/2017/35/1049 na that promoter may register his rertise, market, book, sell or offer for building as the case may, in any re- e clarification is uploaded and av 6 requires every promoter to mak in such form, manner within such mit for making such application ha ed an undertaking that after of r has been made by the promoter t CP vide letter dated 21.10.2022 copinion of AG, Haryana regarding fter obtaining license on 15.09.20 case of ongoing project wherein m at in such ongoing projects no late ject wherein license has been obta s been made be also sought from A promoter shall be liable to depositi ecided to grant registration to the effect that in case any future liabil	023 along with a copy of the letter 9, dated 15.09.2017 wherein it has licensed (unlaunched) projects any or sale, or invite persons to purchase eal estate project or part of it, in the ailable on official website of T&CP e an application to the authority for a time and accompanied by such fee as been prescribed under the rules. btaining license in 2017, no sale, ill date and the project has also been The Authority during the previous g applicability of late fees/penalty if 17 which otherwise does not fall in to sales or booking have been made, fee or penalty is leviable. Therefore, ined after commencement of the Act AG Haryana and in case it is advised t the same.	

-संपदा (दिनियमन और विकास) अधिनियम, 2016की धारा 20क अतगत गाठत प्र भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

4