

**Project hearing brief**

S.No.	Particulars	Details	
1.	Name of the project	Tower 4/E and Tower 5/F	
2.	Name of the promoter	Oasis Landmarks LLP	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector- 88A & 89A, Gurugram	
5.	Legal capacity to act as a promoter	Change of Developer	
6.	Name of License Holder	Oasis Buildhome Pvt. Ltd.	
7.	Name of Change of Developer	Oasis Landmarks LLP	
8.	Status of project	Ongoing	
9.	Whether registration applied for whole	NO (In 4 phases)	
10.	Phase no.	4	
11.	Online application ID	RERA-GRG-PROJ-1224-2022	
12.	License no.	85 of 2013 dated 10.10.2014 151 of 2014 dated 05.09.2014	Valid upto 09.10.2014 Valid upto 04.09.2024
13.	Total licensed area	14.6840 acres	<b>Area to be registered</b> 1.4246 acres
14.	Projected completion date	31.12.2029	
15.	QPR Compliances (if applicable)	50 of 2017 - March 2018 and Sep 2018 to Sep 2019 submitted only	OC vide memo no. ZP-959-Vol-II/AD(RA)/2020/16622 dated <b>18.09.2020</b>
		53 of 2017 - March 2018 to Dec 2018 submitted only	OC vide memo no. ZP-959-Vol-II/AD(RA)/2019/8700 dated <b>29.03.2019</b>
		54 of 2017 - March 2018 to Dec 2018 and June 19 submitted only	OC vide memo no. ZP-959-Vol-II/AD(RA)/2020/16622 dated <b>18.09.2020</b>
16.	4(2)(I)(D) Compliances (if applicable)	50 of 2017 - Submitted. 53 of 2017 - Submitted. 54 of 2017 - Submitted.	
17.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	09.10.2014 04.09.2024
	ii)	Zoning Plan Approval	DTCP-17767 dated 14.09.2015
	iii)	Building plan Approval	ZP-959/AD(RA)/2018/28303 dated 03.10.2018 02.10.2023
	iv)	Environmental Clearance	SEIAA/HR/2017/616 dated 14.09.2017 13.09.2027



	v)	Airport height clearance	AAI/NOC/2014/46/4532-37 dated 17.02.2014	16.02.2019
		Renewed Airport height clearance	AAI/RHQ/BR/ATM/NOC/2014/46/884-888 dated 23.05.2019	22.02.2022 (Expired)
	vi)	Fire scheme approval	FS/2019/9 dated 24.04.2019	
	vii)	Revised Service plan and estimate approval	LC-2751/Asstt.(AK)/2019/3231 dated 05.02.2019	
18.	<b>Fee Details</b>			
	Registration Fee	Residential FAR= 13,806.57 Sqm * 1.75 * 10 =Rs 2,41,615/- Commercial FAR = 23.41 sqm *0.5*20 = Rs 234/- Total = Rs 2,41,849/-		
	Processing Fee	Residential FAR= 13,806.57 Sqm * 10 = Rs 1,38,066/- Commercial FAR = 23.41 sqm *10 = Rs 234/- Total = 1,38,300/-		
	Late Fee	450 % of registration fee 2,41,614.975 * 4.5 = Rs 10,87,268/- 234*4.5 = Rs 1053/- Total = 10,88,321/-		
	Total Fee	Rs 14,66,949/- + Rs 1521/- = Rs 14,68,470/-		
19.	DD amount	Rs 11,00,000/- Rs 3,67,000/-		
	DD no. and date	504367 dated 01.12.2022 504396 dated 23.12.2022		
	Transaction ID	301047856039 dated 09.01.2023 amounting Rs 1500/-		
	Name of the bank issuing	ICICI Bank		
	Deficient amount	NIL		
20.	File Status	Date		
	File received on	06.12.2022		
	Deficiency conveyed on	19.12.2022		
	First hearing on	26.12.2022		
	Second hearing on	09.01.2023(adjourned)		
	Third hearing on	12.01.2023		
	Fourth hearing on	16.01.2023		
21.	<b>Case History:</b>			
	The total licensed area of the colony is 14.6840 acres. The group housing colony is proposed			

to be developed in phases. Details of the phases are mentioned below:

Phases	Area	Registration No.	RC Status	Status	Details of Towers
Phase 1	5.984 acres	50 of 2017 dated 12.08.2017 valid upto 30.06.2021	Expired	OC vide memo no. ZP-959-Vol-II/AD(RA)/2020/16622 dated 18.09.2020	4 Towers, Convenient Shopping-1, Community Centre-1, EWS
Phase 2	6.8 acres	53 of 2017 dated 17.08.2017 valid upto 30.09.2019	Expired	OC vide memo no. ZP-959-Vol-II/AD(RA)/2019/8700 dated 29.03.2019	5 Towers, Convenient Shopping-2, Community Centre-2
Phase 3	0.475 acres	54 of 2017 dated 17.08.2017 valid upto 30.10.2020	Expired	OC vide memo no. ZP-959-Vol-II/AD(RA)/2020/16622 dated 18.09.2020	Iconic Tower
Phase 4	1.4246 acres	Applied for registration		OC obtained for Tower 5/F vide memo no. ZP-959-II/AD(RA)/2021/2075 dated 25.01.2022	Tower 4/E, Tower 5/F, Convenient Shopping-3

The Promoter i.e., M/s Oasis Landmark LLP who is a Change of developer applied for the registration of real estate group housing colony namely "Tower 4E & Tower 5/F" located at Sector-88A & 89A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 45275 dated 06.12.2022 and RPIN-545. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1224-2022. The project area for registration is 1.4246 out of the licensed area i.e., 14.6840 acres vide License no -85 of 2013 dated 10.10.2014 and License no. -151 of 2014 dated 05.09.2014.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/545 dated 19.12.2022 was issued to the promoter with an opportunity of being heard on 26.12.2022.

On 26.12.2022, the AR of the promoter was directed to remove the deficiencies and the matter was adjourned to 09.01.2023.

The promoter has submitted a reply on 26.12.2022 and 06.01.2023 which were scrutinized, and the remaining deficiencies are mentioned below.

On 09.01.2023, the matter was adjourned and fixed for 12.01.2023.

As per the reply dated 06.01.2023. The promoter added the area of 23.41 sqm of the commercial shops. However, the fee is mentioned below for the commercial part as calculated after the addition of the commercial area.

Registration Fee - 23.41 sqm \*0.5\*20 = Rs 234.1/-

Processing Fee - 23.41 sqm \*10 = Rs 234.1/-



<p>Late Fee -234*4.5 = Rs 1053/- Total = 1521/- Now, the deficit fee comes out to be Rs 1470/-.</p> <p>The promoter has submitted a reply on 11.01.2023 which was scrutinized, and the remaining deficiencies were conveyed to the promoter.</p> <p>The promoter also requested for rectification in the name of project from "Tower 4/E and Tower 5/F" to "Godrej Icon Tower 4/E and Tower 5/F".</p> <p>On 12.01.2023, Sh. Ashish Kush, Planning Executive briefed about the facts of the case. Sh. Tarun Chadha (AR) is present on behalf of the promoter. The QPR as well Annual Accounts statement required under section 4(2)(1)(D) has not yet been submitted in respect of the earlier registration which are required to be submitted. Further, the validity of earlier (3 number) registration is required to be ascertain viz-a-viz status of obtaining OC within the validity period of RC. The matter was fixed for 30.01.2023.</p> <p>The promoter has submitted a reply on 12.01.2023 and 13.01.2023 which were scrutinized, and the remaining deficiencies are mentioned below.</p> <p>The promoter submitted a requested on 13.01.2023 for the preponement of the hearing for 16.01.2023.</p>	
22.	<p><b>Present compliance status as on 16.01.2023 of the deficiencies conveyed in the last hearing dated 12.01.2023.</b></p> <ol style="list-style-type: none"><li>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted but needs to be corrected.</li><li>2. Online DPI needs to be corrected. Status: Submitted but needs to be corrected.</li><li>3. Approval NOCs from the various agencies for connecting external services like storm water drainage needs to be submitted. Status: Applied.</li><li>4. Draft Application form needs to be submitted. <b>Status: Submitted.</b></li><li>5. Draft Allotment letter needs to be revised. <b>Status: Submitted.</b></li><li>6. Quarterly schedule of estimated expenditure needs to be submitted. <b>Status: Submitted.</b></li><li>7. Non-encumbrance certificate not below the rank of tehsildar/ CHG form needs to be submitted. Status: Undertaking submitted that the promoter shall submit within a week.</li><li>8. The board resolution duly acknowledged by bank for operation of bank account needs to be revised. <b>Status: Submitted.</b></li></ol>
	<p><b>Remarks</b></p> <ol style="list-style-type: none"><li>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</li><li>2. Online DPI needs to be corrected.</li></ol>



		<p>3. Approval NOCs from the various agencies for connecting external services like storm water drainage needs to be submitted.</p> <p>4. Non-encumbrance certificate not below the rank of tehsildar/ CHG form needs to be submitted.</p>
--	--	--

**Recommendation:**

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, assurance of storm water drainage and non-encumbrance certificate.

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

  
Asha

Chartered Accountant

  
Sumeet

Planning Coordinator



Ashish Kush  
Planning Executive

Day and Date of hearing	Monday and 16.01.2023
Proceeding recorded by	Ram Niwas


**PROCEEDINGS OF THE DAY**

Proceedings dated: 16.01.2023.

Sh. Ashish Kush, Planning Executive briefed about the facts of the case.

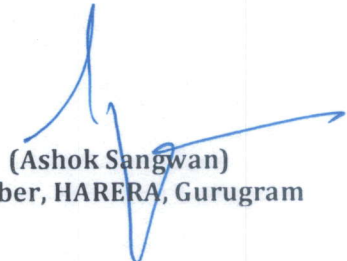
Sh. Mansoor Ali (AR), Sh. Tarun Chadha (AR) and Ms. Surabhi (AR) are present on behalf of the promoter.

Approved as proposed.

  
(Sanjeev Kumar Arora)  
Member, HARERA, Gurugram



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

  
(Ashok Sangwan)  
Member, HARERA, Gurugram

