Promoter Name: M/s Emaar India Limited
Project Name – Palm Heights

Hearing brief for extension of project registration u/s 6					
S No.	**Particulars**	**Details**			
1.	**Name of the project**	Palm Heights-Group Housing Project			
2.	**Name of the promotor**	M/s Emaar India Limited			
3.	**Nature of the project**	Group Housing			
4.	**Location of the project**	Sector –77, Gurugram, Haryana			
5.	**Legal capacity to act as a promoter**	Collaborator			
6.	**Name of license holder**	M/s Robin Software LLP and others			
7.	**Status of project**	Ongoing			
8.	**RERA Registration No.**	29 of 2018			
9.	**Validity of Registration Certificate**	Valid From 29.11.2018	Valid Up to 31.08.2022 + 6 months covid = (28.02.2023)		
10.	**Extension applied till**	27.02.2024			
11.	**License no.**	1. 56 of 2009 dated 31.08.2009 2. 62 of 2013 dated 05.08.2013			
12.	**Total license area**	29.347 Acres	**Area for extension of registration**	5.50 Acres	
13.	**Statutory approvals either applied for or obtained prior to registration.**				
	S. No	**Particulars**	**Date of approval**	**Validity up to**	
	i)	**License Approval**	1. 56 of 2009 dated 31.08.2009	30.08.2024	
			2. 62 of 2013 dated 05.08.2013	04.08.2024	
	ii)	**Zoning Plan Approval**	4007 dated 22.07.2013	N/A	
	iii)	**Building Plan**	28.08.2015	27.08.2020	
	iv)	**Environmental Clearance**	Not submitted		
	v)	**Airport height clearance (NOC)**	Not submitted		
	vi)	**Fire Scheme approval**	Not submitted		
	vii)	**Service plan and estimate approval**	17.11.2016		
14.	**Authorized Signatory/ Legal Representatives**	Sh. Pankaj Kishore Chaturvedi			
15.	**Date of commencement of project**	01.09.2018			

16.	**RC Compliances (if any)/ OC received (if any)**	1. Payment plan-Submitted 2.Project report -Submitted 3.Mining permission -Not submitted
17.	**Details of units**	297
18.	**Reasons for delay**	Not provided
19.	**QPR compliances (if any)**	March 2019 pending
20.	**4(2)(l)(D) compliances (if any)**	Submitted
21.	**Fee Details at the time of registration**	
	Registration Fee	Rs 7,36,916/-
	Processing Fee	N/A
	Late Fee	N/A
	Total Fee	Rs. 7,36,916/-
	Fee at the time of extension of registration	
	Extension fee (Half of Registration fee)	Rs 3,68,458/-
	Processing fee	Rs 4,21,095/-
	Late fee at the time of extension of registration	Rs.5,52,687/-
	Total fee	Rs 13,42,240/-
	Total Fee (Registration + Extension + Continuation)	Rs 20,79,156/-
22.	**DD Details at the Time of registration**	
	DD amount	1. ₹4,21,096/- 2. ₹3,15,820/-
	DD no. and date	1. 197784 dated 20.04.2018 2. 198047 dated 23.05.2018
	Total amount	Rs 7,36,916/-
	DD Details at the Time of extension of registration	
	DD Amount for extension	₹6,32,000/-
	DD date for extension	298051 dated 24.02.2023
	Total amount	₹6,32,000/-
23.	Toal amount paid (Registration + Extension)	₹13,68,916/-
24.	**File Status**	**Date**
	Application received on	28.02.2023
	1st deficiency notice sent on	15.03.2023
	1st Hearing	20.03.2023

Case History:

An application regarding extension of registration of group housing colony namely "Palm Heights" situated at Sector-77, Gurugram, Haryana being developed by M/s Emaar India Limited was submitted on 28.02.2023 under section 6 of Real Estate (Regulation and Development), Act 2016.

This application for extension of registration falls under following licenses as under; -

1. 56 of 2009- 24.477 acres
2. 62 of 2013- 4.870 acres

The total licensed area comes out to be 29.347 acres out of which 5.50 acres is registered with RERA, Gurugram vide RC no. 29 of 2018 dated 29.11.2018 valid up to 31.08.2022 + 6 months covid = (28.02.2023).

On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/42 dated 15.03.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 20.03.2023. The promoter has not submitted the reply till date.

25.	**Present compliance status as on 20.03.2023 of deficient documents as conveyed in the first deficiency notice dated 15.03.2023**	1. REP-V form needs to be submitted. 2. Corrections in online DPI needs to be done. 3. Deficit fee of ₹7,10,240/- needs to be paid. 4. The applicant promoter M/s Emaar India Limited has applied for extension of registration of the project. Therefore, the earlier registration certificate no. GGM/297/2018/29 dated 29.11.2018 was issued on the name of M/s Emaar MGF Land Limited. The promoter is directed to clarify the same. 5. Copy of approved environment clearance approval need to be provided. 6. Copy of approved fire scheme approval need to be provided. 7. Copy of renewal building plans BR-III need to be submitted. 8. Copy of approved AAI NOC need to be submitted. 9. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. 10. Details of unsold flats need to be provided. 11. Copy of Site photographs for the physical status of construction need to be provided. 12. PERT Chart specifying date of completion needs to be revised. 13. Copy of executed BBA needs to be submitted. 14. Supporting documents for reasons for delay of the project needs to be submitted. 15. Copy of DD submitted at the time of registration needs to be provided. 16. Cost of the land needs to be clarified according to the area applied for the registration. 17. CA certificate for expenditure incurred and to be incurred needs to be revised. 18. Bank undertaking needs to be provided.

		19. Quarterly schedule of estimated expenditure needs to be corrected. 20. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised. 21. Cash flow statement needs to be provided. 22. Annual statement for the financial year 2019-20 & 2020-21 needs to be provided. 23. EDC, IDC, Conversion charges and License fee needs to be provided as per LOI. 24. KYC of project proponents, Authorised Signatory and directors needs to be provided. 25. Aadhar of Amit Aggarwal needs to be resubmitted. 26. Project report needs to be provided. 27. CA certificate for inventory details needs to be provided.
26.	**Remarks**	1. REP-V form needs to be submitted. 2. Corrections in online DPI needs to be done. 3. Deficit fee of ₹7,10,240/- needs to be paid. 4. The applicant promoter M/s Emaar India Limited has applied for extension of registration of the project. Therefore, the earlier registration certificate no. GGM/297/2018/29 dated 29.11.2018 was issued on the name of M/s Emaar MGF Land Limited. The promoter is directed to clarify the same. 5. Copy of approved environment clearance approval need to be provided. 6. Copy of approved fire scheme approval need to be provided. 7. Copy of renewal building plans BR-III need to be submitted. 8. Copy of approved AAI NOC need to be submitted. 9. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. 10. Details of unsold flats need to be provided. 11. Copy of Site photographs for the physical status of construction need to be provided. 12. PERT Chart specifying date of completion needs to be revised. 13. Copy of executed BBA to be submitted. 14. Supporting documents for reasons for delay of the project needs to be submitted.

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(Asha)
Chartered Accountant

(Prachi Singh)
Planning Executive

Day and Date of hearing	Monday and 20.03.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 20.03.2023.

Ms. Prachi Singh, Planning Executive briefed about the facts of the case.

None is present on behalf of the promoter. Deficiency notice could not be served.

The matter to come up on 03.04.2023.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA