





PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

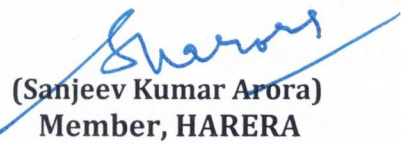
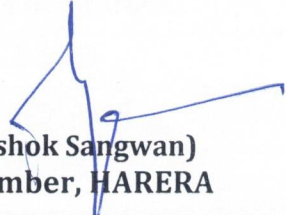

S.No.	Particulars	Details		
1.	Name of the project	GLS Lansdowne		
2.	Name of the promotor	M/s GLS Infratech Pvt. Ltd. (Change of developer)		
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 67A, Gurugram		
5.	Legal capacity to act as a promoter	Change of developer		
6.	Name of the license holder	M/s Precision Realtors Pvt. Ltd. M/s Madiera Conbuild Pvt. Ltd.		
7.	Whether registration applied for whole	Whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1314-2023		
10.	License no.	22 of 2023 dated 03.02.2023	Valid up to 02.02.2028	
11.	Total licensed area	7.0Acres	Area to be registered 7.0 Acres	
12.	Project completion date as declared u/s 4(2)(I)(c)	02.02.2028		
13.	QPR compliance	N/A		
14.	4(2)(I)(D) compliance	N/A		
15.	Compliance of conditions of RC	N/A		
16.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	03.02.2023	02.02.2028
	ii)	Zoning Plan Approval	Not approved	
	iii)	Layout plan Approval	03.02.2023	
	iv)	Environmental Clearance	N/A	

	v)	Airport clearance height	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Not approved
	viii)	Electricity load availability connection	17.11.2022
17.	Fee details		
		Registration fee	(27194.83 x 10) + (1133.12 x 20) =Rs. 2,94,611/-
		Processing Fee	Nil
		Late fee	28327.95 x 10 = Rs. 2,83,280/-
		Total fee	Rs. 5,77,891/-
18.	DD amount		
		DD no. and date	Rs. 5,80,000/- 536320 dated 03.03.2023
		Name of the bank issuing	SBI
		Deficient amount	Nil
19.	File Status		
		Project received on	Date 06.03.2023
		Notice sent on	24.03.2023
		First hearing on	27.03.2023
20.	Case history-		
	<p>The promoter i.e., M/s GLS Infratech Pvt. Ltd. has applied on dated 06.03.2023 for registration of their affordable plotted colony under DDJAY namely "GLS Lansdowne" located at Sector 67A, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application relates to the license no. 22 of 2023 issued by the DTCP in favour of M/s Precision realtors Pvt. Ltd., Madiera Conbuild Pvt. Ltd. in collaboration with M/s Precision Realtors Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 7.0 acres under the migration policy (3.25 acres under migration from license no. 22 of 2013 an area measuring 3.75 acres from license no. 24 of 2013 granted for commercial colony) in sector- 67A, Gurugram.</p> <p>Further, the DTCP granted the permission for change in developer in favour of GLS Infratech Pvt. Ltd. vide order dated 24.02.2023.</p>		

	<p>The current project comprises of 106 residential plots and a commercial block being developed by M/s GLS Lansdowne Pvt. Ltd.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided on 27.03.2023 . On 27.03.2023, the matter was adjourned to 29.03.2023</p>	
21.	<p>Present compliance status as on 29.03.2023 of deficient documents as conveyed in deficiency notice</p>	<ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status: Not done 2. Corrections marked on the hard copy of online DPI need to be done. Status: Not done 3. An affidavit to the effect that the promoter has not advertised, marketed, booked, sold, or offered to sale, or invited persons to purchase in any manner any plot, apartment or building, as the case maybe with respect to the license no. 22 of 2013 and 24 of 2013 needs to be submitted. Status: Not submitted 4. Revised project report needs to be submitted. Status: Not submitted 5. Aks shijra duly certified by the revenue officer not more than six months prior to the date of application needs to be submitted. Status: Not submitted 6. Information to revenue department regarding the collaboration agreement needs to be submitted. Status: Not submitted 7. Land title search report needs to be submitted. Status: Not submitted 8. Approved service plans and estimates need to be submitted. Status: Not submitted 9. Electrical load availability connection needs to be submitted. Status: Not submitted 10. HSVP construction water NOC needs to be submitted. Status: Not submitted 11. Demarcation plan needs to be submitted. Status: Not submitted 12. Approved zoning plan needs to be submitted.

	<p>Status: Not submitted</p> <p>13. Superimposed demarcation plan on approved layout plan needs to be submitted.</p> <p>Status: Not submitted</p> <p>14. PERT chart of the project proposed needs to be submitted.</p> <p>Status: Not submitted</p> <p>15. Payment plan needs to be submitted.</p> <p>Status: Not submitted</p> <p>16. Loan sanction letter and disbursement schedule and repayment schedule needs to be provided.</p> <p>Status: Not submitted</p> <p>17. Quarterly statement for the expenditure needs to be provided.</p> <p>Status: Not submitted</p> <p>18. Cash flow Statement needs to be provided.</p> <p>Status: Not submitted</p> <p>19. Cost of the land needs to be clarified according to the area applied for the registration.</p> <p>Status: Not submitted</p> <p>20. Financial resources of the project need to be met with project cost, financial resources needs to be filled in DPI and provided.</p> <p>Status: Not submitted</p> <p>21. REP II needs to be revised and original copy needs to be provided.</p> <p>Status: Not submitted</p> <p>22. The board resolution for operation of bank account is submitted properly specifying same to be 70% collection account as per RERA rules needs to be provided.</p> <p>Status: Not submitted</p> <p>23. Details of all authorized signatories to operate the bank account needs to be provided.</p> <p>Status: Not submitted</p> <p>24. CA certificate for expenses incurred and to be incurred needs to be revised.</p> <p>Status: Not submitted</p> <p>25. KYC of the person operating the bank account needs to be provided.</p> <p>Status: Not submitted</p>
--	--

		26. CA certificate for non-default in payment of debt obligations along with no default in payment of statutory due needs to be provided. Status: Not submitted 27. Affidavit of promoter regarding arrangement with the bank of master account needs to be original copy submitted. Status: Not submitted 28. Affidavit of 10% auto deduct of EDC needs to be submitted. Status: Not submitted 29. CHG form needs to be provided. Status: Not submitted 30. Bank undertaking needs to be revised. Bank undertaking provided with the account number. Status: Not submitted 31. COI needs to be provided. Status: Not submitted
22.	Remarks	No reply has been submitted in the Authority till date.
 (Asha) Chartered Accountant		 (Ar. Neeraj Gautam) Associate Architectural Executive

Day and Date of hearing	Wednesday and 29.03.2023
Proceeding recorded by	Sh. Ram Niwas
PROCEEDINGS OF THE DAY	
Proceedings dated 29.03.2023 Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Ashish Drall and Sh. Pankaj Sharma are present on the behalf of the promoter. The AR of the promoter seeks two weeks time to comply with the deficiencies. The matter to come up on 17.04.2023.	
 (Sanjeev Kumar Arora) Member, HARERA	
 (Ashok Sangwan) Member, HARERA	
 (Vijay Kumar Goyal) Member, HARERA	