

New PWD Rest House, Civil Lines, Gurugram, Haryana नयापी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम, हरियाणा

Project Sohna Greens
 Promoter M/s V K developers

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

S.No	Particulars	Details	
1.	Name of the project	Sohna Greens	
2.	Name of the promoter	M/s V K Developers	
3.	Nature of the project	Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 04, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Licensee	
6.	Name of the license holder	M/s V K Developers	
7.	Status of project	New	
8.	Whether registration applied for whole/ phase	Whole	
9.	Temp. ID	RERA- GRG- PROJ- 1183- 2022	
10.	License no.	109 of 2022	Valid up to 04.08.2027
11.	Total licensed area	10.04375 Acres	Area to be registered 10.04375 Acres
12.	Project completion date as declared u/s 4(2)(l)(c)	30.04.2025	
13.	QPR compliance	N/A	
14.	4(2)(l)(D) compliance	N/A	
15.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	04.08.2027
	ii)	Zoning Plan Approval	
	iii)	Layout plan Approval	
	iv)	Environmental Clearance	
	v)	Airport height clearance	
	vi)	Fire scheme approval	

	vii) Service plan and estimate approval	Applied on 19.07.2022. recommended from Executive Engineer, HSVP to Superintending Engineer, HSVP.	
	viii) Electricity load availability connection	13.10.2022	04.08.2027
16.	Fee details		
	Registration fee	(1625.822 x 10) + (39019.7277 x 5) =Rs. 2,11,357/-	
	Processing Fee	40645.5497 x 10 = Rs. 4,06,456/-	
	Late fee	N/A	
	Total fee	Rs. 6,17,813/-	
17.	DD amount	Rs. 32,515/- Rs. 2,27,440/- Rs. 2,43,697/- Rs. 1.14.161/-	
	DD no. and date	420569 dated 19.10.2022 420568 dated 19.10.2022 420570 dated 19.10.2022 535588 dated 31.10.2022	
	Name of issuing bank	IndusInd Bank	
	Deficit fee (if any)	Nil	
18.	File Status	Date	
	Project received on	21.10.2022	
	First notice sent on	11.11.2022	
	First hearing on	14.11.2022	
	First reply submitted on	28.11.2022	
19.	Status of documents	<ol style="list-style-type: none"> Deficit fee of Rs. 1,14,161/- need to be paid. Status: Paid through DD no. 535588 dated 31.10.2022 of Canara bank Revised project report along with draft brochure of current project needs to be submitted. Status: Submitted Approved demarcation plan needs to be submitted. Status: Submitted. Approved zoning plan needs to be submitted. Status: Zoning plan approved vide no. DG, TCP 8770 dated 28.11.2022 submitted. Approved service plans and estimates need to be submitted along with the sanction letter from DTCP. Status: Submitted security cheque no. 000042 dated 28.11.2022 of ICICI bank amounting to Rs. 25 lacs for the 	



		<p>Status: Submitted security cheque no. 000042 dated 28.11.2022 of ICICI bank amounting to Rs. 25 lacs for the submission of approved service plans and estimates in the Authority within three months.</p> <p>6. Draft application form, allotment letter. Builder buyer agreement, conveyance deed and payment plan need to be submitted. Status: Submitted</p> <p>7. CA certificate for non-default in payment needs to be submitted. Status: Submitted</p> <p>8. Approved zoning plan needs to be submitted. Status: Zoning plan approved vide no. DG, TCP 8770 dated 28.11.2022 submitted.</p> <p>9. Bank undertaking needs to be revised. Status: Submitted</p>
20.	Deficit documents	<p>1. Approved service plans and estimates need to be submitted along with the sanction letter from DTCP. Status: Submitted security cheque no. 000043 dated 28.11.2022 of ICICI bank amounting to Rs. 25 lacs for the submission of approved service plans and estimates in the Authority within three months.</p>
21.	Case history-	<p>The promoter M/s V K Developers has applied on dated 21.10.2022 for registration of their affordable plotted colony under DDJAY namely "Sohna Greens" located in Sector-4, Sohna, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for project land admeasuring an area of 10.0437 acres for which the license vide no. 109 of 2022 dated 05.08.2022 valid upto 04.08.2022 has been issued by DTCP in favour M/s V K Developers. The current application pertains to 180 residential plots out of which 90 are frozen and a commercial block proposed to be developed by M/s V K Developers. 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 to the promoter on 14.11.2022.</p> <p><u>Proceedings dated 14.11.2022</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case.</p> <p>None is present on behalf of the promoter. The promoter has requested through email dated 14.11.2022 for adjournment of one week with regards to the hearing scheduled to be held on 14.11.2022. The matter to come up on 28.11.2022.</p>
22.	Recommendations:	<p>The promoter has submitted all requisite documents except the approved service plans and estimates.</p>

The promoter has submitted cheque no. 000043 dated 28.11.2022 of ICICI bank amounting to Rs. 25 lacs for the submission of approved service plans and estimates in the Authority within three months. This security amount shall be forfeited in case the promoter fails to submit the approved service plans and estimates in the Authority within the stipulated time.

Accordingly, the project is recommended for the grant of registration subject to the submission of approved service plans and estimates in the Authority within three months.


(Asha)

Chartered Accountant


(Ar. Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing	Monday and 28.11.2022
Proceeding recorded by	Sh. Ram Niwas

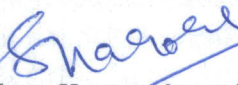
PROCEEDINGS OF THE DAY

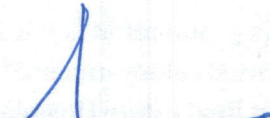
Proceedings dated 28.11.2022


Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case.


Sh. Vijay Aggarwal is present on behalf of the promoter.

Approved as recommended above.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


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

The promoter has submitted a DD no. 513473 dated 29.11.2022 amounting Rs. 25 lacs as a security amount in replacement of cheque no. 000043 dated 28.11.2022.


(Ar. Neeraj Gautam)
(AAE)