



**HARERA**  
GURUGRAM

**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 लाईंस गुरुग्राम हरियाणा

Project

M2K Olive Greens

Promoter

M/s Sadan Realtech Pvt. Ltd.

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

| SNo. | Particulars  | Details                                |   |
|------|--|--|---|
| 1.   | Name of the project  | M2K Olive Greens                       |   |
| 2.   | Name of the promotor   | M/s Sadan Realtech Pvt. Ltd.           |   |
| 3.   | Nature of the project  | Residential Plotted Colony under DDJAY |   |
| 4.   | Location of the project  | Sector 104, Gurugram                   |   |
| 5.   | Legal capacity to act as a promoter                                      | Licensee                               |   |
| 6.   | Name of the license holder   | M/s Sadan Realtech Pvt. Ltd.           |   |
| 7.   | Whether registration applied for whole                                   | Whole                                  |   |
| 8.   | Phase no.  | N/A                                    |   |
| 9.   | Online application ID  | RERA-GRG-PROJ-1071-2022                |   |
| 10.  | License no.  | 174 of 2022                            | Valid up to 20.10.2027                            |
| 11.  | Total licensed area  | 14.1375 Acres                          | Area to be registered<br>14.1375 Acres            |
| 12.  | Project completion date as declared u/s 4(2)(I)(c)                       | 20.10.2025                             |   |
| 13.  | QPR compliance   | N/A                                    |   |
| 14.  | 4(2)(I)(D) compliance  | N/A                                    |   |
| 15.  | Statutory approvals either applied for or obtained prior to registration |  |   |
|      | S.No   | Particulars                            | Validity up to                                    |
|      | i)   | License Approval                       | 20.10.2027  |
|      | ii)  | Zoning Plan Approval                   | Not approved. Demarcation approved on 16.12.2022. |
|      | iii)   | Layout plan Approval                   | 28.10.2022  |
|      | iv)  | Environmental Clearance                | N/A   |

**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

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

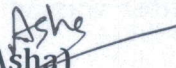


|     |   |  |  |
|-----|---|--|--|
|     | v)  | Airport height clearance                 | N/A  |
|     | vi)   | Fire scheme approval                     | N/A  |
|     | vii)  | Service plan and estimate approval       | Applied on 18.11.2022  |
|     | viii)   | Electricity load availability connection | 17.11.2022   |
| 16. | <b>Fee details</b>  |  |  |
|     |   | Registration fee                         | $(54923.98 \times 10) + (2288.452 \times 20)$<br>=Rs. 5,95,009/- |
|     |   | Processing Fee                           | $57212.4326 \times 10 =$<br>Rs. 5,72,125/-                       |
|     |   | Late fee                                 | Nil  |
|     |   | Total fee                                | Rs. 11,67,134/-  |
| 17. | <b>DD amount</b>  |  |  |
|     |   | DD no. and date                          | 031774 dated 15.11.2022  |
|     |   | Name of the bank issuing                 | IDBI Bank  |
|     |   | Deficient amount                         | Nil  |
| 18. | <b>File Status</b>  |  |  |
|     |   | Project received on                      | 24.11.2022   |
|     |   | First notice sent on                     | 05.12.2022   |
|     |   | First reply submitted on                 | 12.12.2022   |
|     |   | First hearing on                         | 12.12.2022   |
|     |   | Second reply submitted on                | 13.12.2022   |
|     |   | Second hearing on                        | 19.12.2022   |
|     |   | Third reply submitted on                 | 23.12.2022   |
| 19. | <b>Case history-</b>  |  |  |
|     | The promoter i.e., M/s Sadan Realtech Pvt. Ltd. has applied on dated 24.11.2022 for registration of their affordable plotted colony under DDJAY namely "M2K Olive Greens" located at Sector 104, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016. |  |  |



|                   |  |  |
|-------------------|--|--|
|                   | <p>This application is for project land admeasuring an area of 14.1375 acres for which license no. 174 of 2022 dated 21.10.2022 and valid up to 20.10.2027 is issued by DTCP in favour of M/s Sadan Realtech Pvt. Ltd. (after migration from license no. 98 of 2012 dated 07.09.2012 granted for an area measuring 15.331 acres for setting up of a group housing colony) in the revenue estates of Village Dhanwapur, Sector 104, Gurugram.</p> <p>The current project comprises of 273 and one commercial block being developed by M/s Sadan Realtech 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 through first deficiency notice vide no. HARERA/GGM/RPIN/537 dated 05.12.2022 and an opportunity of hearing was provided to the promoter on 12.12.2022. On 12.12.2022, the matter was adjourned to 19.12.2022. on 19.12.2022, the matter was adjourned to 23.12.2022</p> |  |
| <p><b>20.</b></p> | <p><b>Present compliance status as on 23.12.2022 of deficient documents as observed on last hearing i.e.19.12.2022 (On 19.12.2022 matter was adjourned to 23.12.2022)</b></p>  | <ol style="list-style-type: none"><li>1. Online corrections in the DPI made and Hard copies of corrected online DPI and REP-I (part A-H) be submitted.</li><li>2. Approved zoning plan needs to be submitted.<br/><b>Status: Not approved. Demarcation plan approved on 16.12.2022.</b></li><li>3. Approved service plans and estimates along with the sanction letter from DTCP needs to be submitted.<br/><b>Status: Applied on 18.11.2022</b></li></ol>   |
| <p><b>21.</b></p> | <p><b>Remarks</b></p>  | <ol style="list-style-type: none"><li>1. Online corrections in the DPI made and Hard copies of corrected online DPI and REP-I (part A-H) be submitted. - The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.</li><li>2. Approved zoning plan needs to be submitted - The promoter has submitted cheque no. 550126 dated 19.12.2022 of IDBI bank amounting to Rs. 25 Lacs on account of submission of approved zoning plan in the Authority within three months.</li><li>3. Approved service plans and estimates along with the sanction letter from DTCP needs to be submitted - The promoter has submitted cheque no. 550127 dated 19.12.2022 of IDBI bank amounting to Rs. 25 Lacs on account of submission of approved zoning plan in the Authority within three months.</li></ol> |

**Recommendations:** 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 approved zoning plan and approved service plan & estimates for which as a guarantee to submit the same within 3 months from the grant of registration, cheques amounting to Rs 25 Lakhs each vide nos. 550126 dated 19.12.2022 and 550127 dated 19.12.2022 of IDBI Bank have been submitted. The cheques have been received and entered in the register of Planning Coordinator and Planning Coordinator has sent them to Accounts Branch for encashment. The promoter has submitted an undertaking stating that no advertisement or sale has been done with respect to the earlier license 98 of 2012 from which the present license has been migrated. It is recommended that the Authority may consider for grant of registration.

  
(Asha)

Chartered Accountant



(Ar. Neeraj Gautam)

Associate Architectural Executive



(Sumeet)

Planning Coordinator

|                         |                       |
|-------------------------|-----------------------|
| Day and Date of hearing | Friday and 23.12.2022 |
| Proceeding recorded by  | Sh. Ram Niwas         |

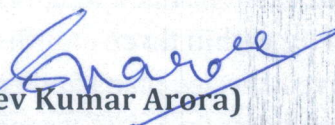
**PROCEEDINGS OF THE DAY**

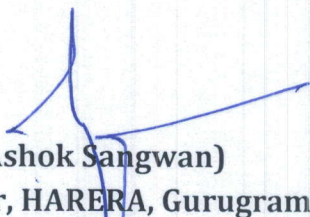
Proceedings dated 23.12.2022

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

Sh. Govind Harbhajan (AR) is present on the behalf of the promoter.

Approved as proposed.

  
(Sanjeev Kumar Arora)  
Member, HARERA, Gurugram

  
(Ashok Sangwan)  
Member, HARERA, Gurugram

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