



**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 - Suncity Vatsal Valley Independent Floors-2**  
**RERA-GRG-1196-2022**

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

S.No.	Particulars	Details		
1.	Name of the project	Suncity Vatsal Valley Independent Floors-2		
2.	Name of the promoter	M/s Namdev Construction Pvt. Ltd.		
3.	Nature of the project	Independent Residential Floors		
4.	Location of the project	Gual Pahari, Sector 2, Gurugram, Haryana		
5.	Legal capacity to act as a promoter	Licensee		
6.	Name of the license holder	M/s Namdev Construction Pvt. Ltd.		
7.	Name of the collaborator	N/A		
8.	Status of project	New		
9.	Whether registration applied for whole/ phase	Whole		
	Phase no.	N/A		
10.	Online application ID	RERA-GRG-1196-2022		
11.	License no.	21 of 2021 dated 07.05.2021		
12.	Total licensed area	9.5 Acres	Valid till 06.05.2026	
		Area to be Registered	2.5981 Acres	
13.	Projected completion date	30.05.2025		
14.	QPR Compliance (If applicable)	Submitted		
15.	4(2)(L)(D) Compliance (If applicable)	Submitted		
16.	RC Compliance	Environmental clearance stands submitted.		
17.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	07.05.2021	06.05.2026
	ii)	Zoning Plan Approval	09.07.2021	
	iii)	Building Approval plan for residential	31.08.2021	30.08.2023
	iv)	Building approval plan for commercial	22.12.2021	21.12.2023
	v)	Environmental Clearance	26.11.2021	25.11.2031
	vi)	Airport height clearance	N/A	
	vii)	Fire scheme approval for commercial	30.12.2022	
	viii)	Service plan and estimate approval	28.07.2021	

**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 अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

18.	<b>Fee Details</b>	
	Registration Fee	₹7,20,816/-
	Processing Fee	₹2,64,941/-
	Late Fee	N/A
	Total Fee	₹9,85,757/-
19.	DD amount	DD 1 - 7,20,830/- DD 2 - 2,64,950/- Total-9,85,780/-
	DD no. and date	DD1 - 514043 dated 31.10.2022 DD2 - 514042 dated 31.10.2022
	Name of the bank issuing	ICICI Bank, Gurugram
	Deficient amount	Nil
20.	<b>File Status</b>	<b>Date</b>
	File received on	07.11.2022
	Deficiency conveyed on	23.11.2022
	First hearing on	28.11.2022
	First reply submitted on	28.11.2022
	Second hearing on	12.12.2022
	Second reply submitted on	17.12.2022
	Third reply submitted on	02.01.2023
	Fourth reply submitted on	06.01.2023
<b>Case history: -</b>		
<p>An application regarding registration of residential floors project namely "Suncity Vatsal Valley Independent Floors-2" situated at Gual Pahari, Sector 2, Gurugram being developed by M/s Namdev Construction Pvt. Ltd. was submitted on 07.11.2022 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration is a part of the affordable residential plotted colony under DDJAY which falls under license no. 21 of 2021 for area admeasuring 9.5 acres dated 07.05.2021 valid up to 06.05.2026 being issued in favour of M/s Namdev Construction Pvt. Ltd. which got registered vide RC no. 52 of 2021 dated 16.09.2021. The project comprises of 156 plots out of which 84 plots are frozen and 72 plots are unfrozen. The promoter has obtained the registration of independent floors constructed on 72 unfrozen plots vide RC no. 78 of 2021 dated 09.11.2021.</p> <p>Now, the application submitted by the promoter for the said project contains 84 unfrozen plots on which total of 336 units and commercial area i.e., 0.3507 acres are to be constructed.</p> <p>On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/530 dated 23.11.2022. The promoter has not submitted the reply till date.</p> <p><b>Proceedings dated 28.11.2022</b></p> <p>The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from filing information in REP-I A to H format and online detailed project information. Matter to come up on 12.12.2022.</p> <p><b>Proceedings dated 12.12.2022</b></p>		

<p>The matter is adjourned to 19.12.2022. <b>Proceedings dated 19.12.2022</b> Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Ravikant Kumar (Manager-BD) is present on behalf of the promoter. The AR of the promoter states that the fire scheme approval is expected within one week for the commercial site and requests for a short adjournment to submit the approval certificate. The matter to come up on 09.01.2023. <b>Proceedings dated 09.01.2023</b> The matter is adjourned to 12.01.2023.</p>	
21.	<p><b>Present compliance status as on 12.01.2023 of deficient documents as observed on last hearing i.e., 19.12.2022</b></p> <ol style="list-style-type: none"> <li>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). <b>Status: -Done</b></li> <li>2. Corrections in online detailed project information needs to be done. <b>Status: - Done</b></li> <li>3. Fire scheme approval of commercial area need to be submitted. <b>Status: - Provided</b></li> </ol>
22.	<p><b>Remarks</b></p> <p>The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.</p>
23.	<p><b>Recommendations:</b> - 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. The DTCP has issued approval for de-freezing of plots on which floors are proposed to be constructed vide Memo No. LC-3900/JE(DS)/2022/37092, dated 09.12.2022. It is recommended that the Authority may consider for grant of registration.</p>
<p style="text-align: center;"> <b>Asha</b> Chartered Accountant</p> <p style="text-align: center;"> <b>Prachi Singh</b> Planning Executive</p>	
<b>Day and Date of hearing</b>	Thursday and 12.01.2023
<b>Proceeding recorded by</b>	Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>	
<p>Proceedings dated: 12.01.2023 Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Ravi Kant Kumar (AR) is present on behalf of the promoter. Approved as proposed.</p> <p style="text-align: center;"> <b>(Sanjeev Kumar Arora)</b> Member, HARERA, Gurugram</p> <p style="text-align: center;"> <b>(Vijay Kumar Goyal)</b> Member, HARERA, Gurugram</p> <p style="text-align: center;"> <b>(Dr. K.K. Khandelwal)</b> Chairman, HARERA, Gurugram</p>	

