

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 लाईस, गुरुग्राम, हरियाणा

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

	Particulars	Details	PROJECT REGISTRATION U/S 4 OF THE ACT, 2016 Details		
1. N	Name of the project		Suncity Vatsal Valley Independent Floors-2		
2. N	Name of the promoter	M/s Namdey C	M/s Namdev Construction Pvt. Ltd.		
3. N	Nature of the project	Independent R	Independent Residential Floors		
4. L	Location of the project	Gual Pahari Se	Gual Pahari, Sector 2, Gurugram, Haryana		
5. L	Legal capacity to act as promoter	a Licensee	Licensee		
6. N	Name of the license holder	M/s Namdey Construction Put 141			
7. N	Name of the collaborator	N/A	M/s Namdev Construction Pvt. Ltd.		
8. S	Status of project	New			
	Whether registration				
a	pplied for whole/phase	· · · · · · · · · · · · · · · · · · ·	WILDIE		
P	Phase no.	N/A	N/A		
10. 0	Inline application ID		RERA-GRG-1196-2022		
	icense no.	21 of 2021 date		Valid till 06.05.2026	
12. T	otal licensed area	9.5 Acres	Area to be	2.5981 Acres	
13. P	rojected committee 1		Registered		
	rojected completion date	30.05.2025	30.05.2025		
	PR Compliance (I	f Submitted	Submitted		
	pplicable)				
5 11					
,	(2)(L)(D) Compliance (I	f Submitted			
ap	pplicable)		_		
6. R(pplicable) C Compliance	Environmental	clearance stands s	ubmitted.	
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Project - Suncity Vatsal Valley Independent Floors-2 RERA-GRG-1196-2022

			KERA dita 1170 2022
18.	Fee Details		
	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.	File Status	Date	
	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	

Case history: -

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.

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.

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.

Proceedings dated 28.11.2022

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.

Proceedings dated 12.12.2022



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

BD) is present on behalf of the promoter. The AR of the promoter states that the finis expected within one week for the commercial site and requests for a short adjot the approval certificate. The matter to come up on 09.01.2023. Proceedings dated 09.01.2023 The matter is adjourned to 12.01.2023. Present compliance status as on 12.01.2023 of deficient documents as observed on last hearing i.e., 19.12.2022 Corrections in online detailed project informations. Status: -Done 3. Fire scheme approval of commercial area needs Status: - Provided Provided Remarks The promoter may be directed to submit the body and REP-1 within a week. Recommendations: - The application submitted by the promoter for registral project under section 4 of the Act of 2016 as per details given above is complete a documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been sut to be in order.							
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				Planning Executive			
	Day a	ind Date of Hearing		Thursday and 12.01.2023			

Proceeding recorded by Ram Niwas

PROCEEDINGS OF THE DAY

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.

(Sanjeev Kumar Arora) Member, HARERA, Gurugram (Vijay Kumar Goyal) Member, HARERA, Gurugram

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