

**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	Valid till 06.05.2026	
12.	Total licensed area	9.5 Acres	Area to be Registered 2.5981 Acres	
13.	Projected completion date	30.05.2025		
14.	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 plan for residential approval	31.08.2021	30.08.2023
	iv)	Building plan for commercial approval	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	Not provided
	viii)	Service plan and estimate approval	28.07.2021
<b>15.</b>	<b>Fee Details</b>		
	<b>Registration Fee</b>		₹7,20,816/-
	<b>Processing Fee</b>		₹2,64,941/-
	<b>Late Fee</b>		N/A
	<b>Total Fee</b>		₹9,85,757/-
<b>16.</b>	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
<b>17.</b>	<b>File Status</b>		<b>Date</b>
	<b>File received on</b>		07.11.2022
	<b>Deficiency conveyed on</b>		23.11.2022
	<b>First hearing on</b>		28.11.2022
	<b>First reply submitted on</b>		28.11.2022
	<b>Second hearing on</b>		12.12.2022
	<b>Second reply submitted on</b>		17.12.2022
	<b>Third hearing on</b>		19.12.2022
	<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.</p>		

	<p>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 remaining 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.</p> <p><b>Proceedings dated 19.12.2022</b></p> <p>The matter is adjourned to 23.12.2022.</p>	
<b>18.</b>	<p><b>Present compliance status as on 23.12.2022 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:-Not done</b></li> <li>2. Corrections in online detailed project information needs to be done. <b>Status:- Not done</b></li> <li>3. Cost of the land needs to be provided according to the area applied for the registration. <b>Status: -Submitted</b></li> <li>4. Fire scheme approval of commercial area need to be submitted. <b>Status: - Not provided</b></li> <li>5. Order of defreezing of plots from DTCP, Haryana need to be submitted. <b>Status: -Submitted</b></li> <li>6. Supporting document for Interest to financial institution needs to be provided. <b>Status: -Provided</b></li> <li>7. Quarterly schedule of estimated expenditure needs to be provided. <b>Status: -Provided</b></li> <li>8. Loan documents, details of mortgage, interest statement, schedule of disbursement needs to be provided.</li> </ol>

		<b>Status: - Provided</b>
<b>19.</b>	<b>Remarks</b>	<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).</li> <li>2. Corrections in online detailed project information needs to be done.</li> <li>3. Fire scheme approval of commercial area need to be submitted.</li> </ol>

*Asha*  
Asha

**Chartered Accountant**

*Prachi Singh*  
Prachi Singh

**Planning Executive**

**Day and Date of hearing**

Friday and 23.12.2022

**Proceeding recorded by**

Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 23.12.2022

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.

*Sanjeev Kumar Arora*  
(Sanjeev Kumar Arora)

**Member, HARERA, Gurugram**

*Ashok Sangwan*  
(Ashok Sangwan)

**Member, HARERA, Gurugram**

*Dr. K.K. Khandelwal*  
(Dr. K.K. Khandelwal)

**Chairman, HARERA, Gurugram**