

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

SNo.	Particulars	Details	
1.	Name of the project	GLS Lansdowne	
2.	Name of the promotor	M/s GLS Infratech Pvt. Ltd. (Change of developer)	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 67A, Gurugram	
5.	Legal capacity to act as a promoter	Change of developer	
6.	Name of the license holder	M/s Precision Realtors Pvt. Ltd. M/s Madiera Conbuild Pvt. Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1314-2023	
10.	License no.	22 of 2023 dated 03.02.2023	Valid up to 02.02.2028
11.	Total licensed area	7.0Acres	Area to be registered 7.0 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	02.02.2028	
13.	QPR compliance	N/A	
14.	4(2)(I)(D) compliance	N/A	
15.	Compliance of conditions of RC	N/A	
16.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	03.02.2023 02.02.2028
	ii)	Zoning Plan Approval	Not approved
	iii)	Layout plan Approval	03.02.2023
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A



	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Recommended from Superintending Engineer HSVP, Gurugram to Chief Engineer, Panchkula.
	viii)	Electricity load availability connection	05.04.2023
<b>17.</b>	<b>Fee details</b>		
		Registration fee	(27194.83 x 10) + (1133.12 x 20) =Rs. 2,94,611/-
		Processing Fee	Nil
		Late fee	28327.95 x 10 = Rs. 2,83,280/-
		Total fee	Rs. 5,77,891/-
<b>18.</b>	<b>DD amount</b>		
		DD no. and date	536320 dated 03.03.2023
		Name of the bank issuing	SBI
		Deficient amount	Nil
<b>19.</b>	<b>File Status</b>		<b>Date</b>
		Project received on	06.03.2023
		Notice sent on	24.03.2023
		First hearing on	27.03.2023
		Second hearing on	29.03.2023
		First reply submitted on	13.04.2023
		Third hearing on	17.04.2023
<b>20.</b>	<p>Case history-</p> <p>The promoter i.e., M/s GLS Infratech Pvt. Ltd. has applied on dated 06.03.2023 for registration of their affordable plotted colony under DDJAY namely "GLS Lansdowne" located at Sector 67A, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application relates to the license no. 22 of 2023 issued by the DTCP in favour of M/s Precision realtors Pvt. Ltd., Madiera Conbuild Pvt. Ltd. in collaboration with M/s Precision Realtors Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 7.0 acres under the migration policy (3.25 acres under migration from license no. 22 of 2013 an area measuring 3.75 acres from license no. 24 of 2013 granted for commercial colony) in sector- 67A, Gurugram.</p> <p>Further, the DTCP granted the permission for change in developer in favour of GLS Infratech Pvt. Ltd. vide order dated 24.02.2023.</p>		

**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





	<p>The current project comprises of 106 residential plots and a commercial block being developed by M/s GLS Lansdowne 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 and an opportunity of hearing is provided on 27.03.2023. On 27.03.2023, the matter was adjourned to 29.03.2023</p> <p><u>Proceedings dated 29.03.2023</u></p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Ashish Drall and Sh. Pankaj Sharma are present on the behalf of the promoter. The AR of the promoter seeks two weeks' time to comply with the deficiencies. The matter to come up on 17.04.2023.</p> <p><u>Proceedings dated 17.04.2023</u></p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Ashish Drall (AR) and Sh. Pankaj Sharma (AR) are present on the behalf of the promoter. The AR of the promoter stated that they had submitted the reply on 13.04.2023. The office to examine the same. The matter to come up on 01.05.2023.</p>	
21.	<p><b>Present compliance status as on 01.05.2023 of deficient documents as observed on 17.04.2023</b></p>	<ol style="list-style-type: none"><li>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. <b>Status: Hard copy of the corrected A-H needs to be submitted.</b></li><li>2. Corrections marked on the hard copy of online DPI need to be done. <b>Status: Done</b></li><li>3. An affidavit to the effect that the promoter has not advertised, marketed, booked, sold, or offered to sale, or invited persons to purchase in any manner any plot, apartment or building, as the case maybe with respect to the license no. 22 of 2013 and 24 of 2013 needs to be submitted. <b>Status: Submitted</b></li><li>4. Revised project report needs to be submitted. <b>Status: Submitted</b></li><li>5. Aks shijra duly certified by the revenue officer not more than six months prior to the date of application needs to be submitted. <b>Status: Submitted</b></li><li>6. Information to revenue department regarding the collaboration agreement needs to be submitted. <b>Status: Submitted</b></li><li>7. Land title search report needs to be submitted.</li></ol>



**Status: Submitted**

8. Approved service plans and estimates need to be submitted.

**Status: The promoter undertakes to submit the approved service plans and estimates within three months from the date of grant of registration.**

9. Electrical load availability connection needs to be submitted.

**Status: Submitted**

10. HSVP construction water NOC needs to be submitted.

**Status: Submitted**

11. Demarcation plan needs to be submitted.

**Status: Submitted**

12. Approved zoning plan needs to be submitted.

**Status: The promoter undertakes to submit the approved zoning plan within three months from the date of grant of registration.**

13. Superimposed demarcation plan on approved layout plan needs to be submitted.

**Status: Submitted**

14. PERT chart of the project proposed needs to be submitted.

**Status: Submitted**

15. Payment plan needs to be submitted.

**Status: Submitted**

16. Loan sanction letter and disbursement schedule and repayment schedule needs to be provided.

**Status: Not submitted**

17. Quarterly statement for the expenditure needs to be provided.

**Status: Submitted**

18. Cash flow Statement needs to be provided.

**Status: Submitted**

19. Cost of the land needs to be clarified according to the area applied for the registration.

**Status: Clarified**

20. Financial resources of the project need to be met with project cost, financial resources need to be filled in DPI and provided.

**Status: Submitted**

21. REP II needs to be revised and original copy needs to be provided.

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		<p><b>Status: Submitted</b></p> <p>22. The board resolution for operation of bank account is submitted properly specifying same to be 70% collection account as per RERA rules needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>23. Details of all authorized signatories to operate the bank account needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>24. CA certificate for expenses incurred and to be incurred needs to be revised.</p> <p><b>Status: Submitted</b></p> <p>25. KYC of the person operating the bank account needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>26. CA certificate for non-default in payment of debt obligations along with no default in payment of statutory due needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>27. Affidavit of promoter regarding arrangement with the bank of master account needs to be original copy submitted.</p> <p><b>Status: Submitted</b></p> <p>28. Affidavit of 10% auto deduct of EDC needs to be submitted.</p> <p><b>Status: Promoter submits that 100% EDC of the project is paid.</b></p> <p>29. CHG form needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>30. Bank undertaking needs to be revised. Bank undertaking provided with the account number.</p> <p><b>Status: Submitted</b></p> <p>31. COI needs to be provided.</p> <p><b>Status: Submitted</b></p>
22.	Remarks	<p>1. Hard copy of the corrected A-H needs to be submitted.</p> <p>2. Approved service plans and estimates need to be submitted.</p> <p><b>Status: The promoter undertakes to submit the approved service plans and estimates within three months from the date of grant of registration.</b></p> <p>3. Approved zoning plan needs to be submitted.</p>





Project GLS Lansdowne  
Promoter M/s GLS Infratech Pvt. Ltd.

**Status: The promoter undertakes to submit the approved zoning plan within three months from the date of grant of registration.**

4. Loan sanction letter, disbursement schedule and repayment schedule need to be provided.

**Status: Not submitted**

  
(Asha)

Chartered Accountant



(Ar. Neeraj Gautam)

Associate Architectural Executive

**Day and Date of hearing**

Monday and 01.05.2023

**Proceeding recorded by**

Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated 01.05.2023

Due to administrative work (meeting of Authority at Panchkula), the matter is adjourned to 08.05.2023



**Planning Coordinator**  
**By orders of the Authority**

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