

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

S.No.	Particulars	Details		
1.	Name of the project	M3M Antalya Hills Phase 2		
2.	Name of the promoter	M/s Loon Land Development Limited		
3.	Nature of the project	Independent Residential Floors		
4.	Location of the project	Sector-79, Gurugram, Haryana		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Sh. Ajay Pal, Sh. Deepak Yadav, M/s Loon Land Development Ltd. And others		
7.	Name of the collaborator	M/s Loon Land Development Limited		
8.	Status of project	New		
9.	Whether registration applied for whole/ phase	Whole		
	Phase no.	N/A		
10.	Online application ID	RERA-GRG-1248-2022		
11.	License no.	195 of 2022 dated 29.11.2022	Valid till 28.11.2027	
12.	Total licensed area	45.1625 Acres	Area to be Registered 15.5299 Acres	
13.	Projected completion date	30.06.2026		
14.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	29.11.2022	28.11.2027
	ii)	Zoning Plan Approval	16.11.2022	
	iii)	Building Approval plan for residential	26.12.2022	25.12.2024



	iv)	Environmental Clearance	24.05.2022	23.05.2024
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	Not provided	
15.	<b>Fee Details</b>			
	Registration Fee		15.5299*4046.86*2.64*2.64*10=Rs.43,80,207/-	
	Processing Fee		15.5299*4046.86*2.64*10=Rs.16,59,169/-	
	Late Fee		N/A	
	Total Fee		₹ 60,39,376/-	
16.	DD amount	DD1-₹43,80,600/- DD2-16,59,400/- Total- 60,40,000/-		
	DD no. and date	500765 dated 26.12.2022 500766 dated 26.12.2022		
	Name of the bank issuing	ICICI Bank, Gurugram		
	Deficient amount	Nil		
17.	<b>File Status</b>	<b>Date</b>		
	File received on	27.12.2022		
	Deficiency notice sent on	09.01.2023		
	First hearing on	12.01.2023		
	First reply submitted on	10.01.2023		
	<b>Case history: -</b>			
	An application regarding registration of residential floors project namely "M3M Antalya Hills Phase-2" situated at Sector 79, Gurugram being developed by M/s Loon Land Development Ltd. was submitted on 27.12.2022 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. 195 of 2022 for area admeasuring 45.1625 acres dated 29.11.2022 valid up to			



	<p>28.11.2027 being issued in favour of Sh. Ajay Pal, Sh. Deepak Yadav, M/s Loon Land Development Ltd. and others in collaboration with M/s Loon Land Development Ltd. The project comprises of 841 plots out of which 535 plots are unfreeze and 306 plots are freeze as per the clause no.2(ii) of license which is mentioned below-</p> <p>The area measuring 12.46555 acres shown in blue and purple colour in the approved layout plan and zoning plan shall remain freezeed for the purpose of sale of plots till the said land is either purchased by you or execution of registered collaboration agreement with the landowners/land owning company.</p> <p>Now, the application submitted by the promoter for the said project contains 517 unfreeze plots on which total of 2068 units 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/556 dated 09.01.2023. The promoter has submitted the reply dated 10.01.2023.</p>
<b>18.</b>	<p><b>Present compliance status as on 12.01.2023 of deficient documents as conveyed in the notice dated 09.01.2023</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. Registered collaboration agreement between the landowners and M/s Loon Land Developers Ltd. needs to be submitted. <b>Status:-</b> The area measuring 12.46555 acres shown in blue and purple colour in the approved layout plan and zoning plan shall remain freezeed for the purpose of sale of plots till the said land is either purchased by you or execution of registered collaboration agreement with the landowners/land owning company.</li> <li>4. Registered GPA executed by M/s Revital Realty Pvt. Ltd. in favour of M/s Loon Land Development Ltd. needs to be submitted. <b>Status: - The area measuring 12.46555 acres shown in blue and purple colour in the approved layout plan and zoning plan shall remain freezeed for the purpose of sale of plots till the said land is either purchased by you or execution of registered collaboration agreement with the landowners/land owning company.</b></li> <li>5. Copy of information to revenue department for entry in the record of ownership regarding license no. 195 of 2022 and collaboration agreements between the landowners and M/s Loon Land Development Ltd. needs to be submitted.</li> </ol>

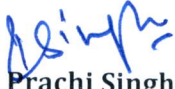
		<p><b>Status: - The area measuring 12.46555 acres shown in blue and purple colour in the approved layout plan and zoning plan shall remain freezed for the purpose of sale of plots till the said land is either purchased by you or execution of registered collaboration agreement with the landowners/land owning company.</b></p> <p>6. Copy of allotment letter need to be revised. <b>Status: - Submitted</b></p> <p>7. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted. <b>Status: - The promoter has submitted cheque no. 000766 dated 26.12.2022 amounting to Rs. 25 lacs as a guarantee amount to submit the approved service plans and estimates within three months.</b></p>
19.	Remarks	<ol style="list-style-type: none"> <li>Registered collaboration agreement between the landowners and M/s Loon Land Developers Ltd. needs to be submitted.</li> <li>Registered GPA executed by M/s Revital Realty Pvt. Ltd. in favour of M/s Loon Land Development Ltd. needs to be submitted.</li> <li>Copy of information to revenue department for entry in the record of ownership regarding license no. 195 of 2022 and collaboration agreements between the landowners and M/s Loon Land Development Ltd. needs to be submitted.</li> <li>Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted.</li> </ol>
20.	Recommendations	<p>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 service plan and estimates and unregistered collaboration agreement.</p> <p>The promoter has submitted cheque no. 000766 dated 26.12.2022 of IndusInd Bank amounting to Rs. 25 lacs as a guarantee amount to submit the approved service plans and estimates within three months.</p> <p>The cheque has been received and entered in the register of the Planning Coordinator and Planning Coordinator has sent it to Accounts Branch for encashment.</p> <p>A condition that the area measuring 12.46555 acres shown in blue and purple colour in the approved layout plan and zoning plan shall remain freezed for the purpose of sale of plots till the said land is either purchased by M/s Loon Land Development Ltd. or execution of registered collaboration agreement with the land owners/ land owning company may also be incorporated in the registration certificate to be issued.</p>






It is recommended that the Authority may consider for grant of registration.

  
**Asha**  
Chartered Accountant

  
**Prachi Singh**  
Planning Executive

  
**(Sumeet)**  
Planning Coordinator)

**Day and Date of hearing**

Thursday and 12.01.2023

**Proceeding recorded by**

Ram Niwas

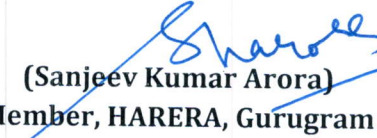
**PROCEEDINGS OF THE DAY**


Proceedings dated: 12.01.2023


Ms. Prachi Singh, Planning Executive briefed about the facts of the case.

Sh. Abhijeet Singh (AR) and Sh. Manik Sharma (AR) are present on the 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

