

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

SNo.	Particulars	Details	
1.	Name of the project	Estate 95	
2.	Name of the promotor	M/s 3B Homes Pvt. Ltd. (Collaborator)	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 95, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	M/s 3B Homes Pvt. Ltd. Sh. Ramphal S/o Sh. Nand Lal	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1361-2023	
10.	License no.	90 of 2023 dated 19.04.2023	Valid up to 18.04.2028
11.	Total licensed area	8.44375 Acres	Area to be registered 8.44375 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	Date of completion is not declared by the promoter.	
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	19.04.2023 18.04.2028
	ii)	Zoning Plan Approval	Not submitted
	iii)	Layout plan Approval	20.04.2023

	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Not submitted
	viii)	Electricity load availability connection	Not submitted
17.	Fee details		
		Registration fee	(32803.755 x 10) + (1366.823 x 20) =Rs. 3,55,375/-
		Processing Fee	34170.578 x 10 =Rs. 3,41,706/-
		Late fee	Nil
		Total fee	Rs. 6,97,081/-
18.		DD amount	Rs. 3,50,000/- Rs. 3,43,000/-
		DD no. and date	734596 dated 28.04.2023 734618 dated 28.04.2023
		Name of the bank issuing	Federal Bank
		Deficient amount	Rs. 4,081/-
19.		File Status	Date
		Project received on	09.05.2023
		Notice sent on	12.05.2023
20.	<p>Case history-</p> <p>The promoter i.e., M/s 3B Homes Pvt. Ltd. has applied on dated 09.05.2023 for registration of their affordable plotted colony under DDJAY namely "Estate 95" located at Sector 95, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application relates to the license no. 90 of 2023 issued by the DTCP in favour of M/s 3B Homes Pvt. Ltd. and Sh. Ramphal S/o Sh. Nand Lal in collaboration with M/s 3B Homes Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 8.44375 acres in sector- 95, Gurugram.</p> <p>The current project comprises of 151 residential plots and one commercial block being developed by M/s 3B Homes 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 15.05.2023.</p>		





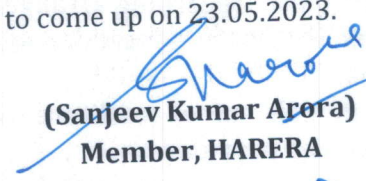
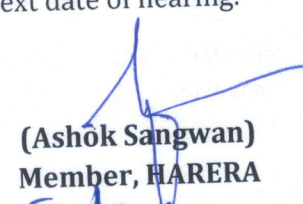
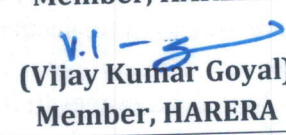
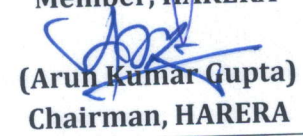
<p>21. Present compliance status as on 15.05.2023 of deficient documents as conveyed in the deficiency notice</p>	<ol style="list-style-type: none">1. Corrections in REP-I needs to be done.2. Corrections marked on the hard copy of online DPI need to be done. All the annexures need to be uploaded in the DPI.3. Deficit fee of Rs. 4,081/- needs to be paid.4. REP-II needs to be revised.5. List of plots to be allocated to the landowner licensee Sh. Ramphal S/o Sh. Nand Lal after mutual agreement between both the parties needs to be submitted.6. LC IV needs to be submitted.7. Project report along with draft brochure of the project needs to be submitted.8. Mutation, jamabandi and aks shijra duly certified by a revenue officer not more than six months prior to the date of application needs to be submitted.9. Land title search report needs to be submitted.10. Approved service plans and estimates need to be submitted.11. Electrical load availability connection needs to be submitted.12. Natural conservation zone NOC, tree cutting permission and powerline shifting NOC, if applicable need to be submitted.13. Assurance/ approval for potable water supply, construction water supply, sewerage disposal and storm water drainage need to be submitted.14. Demarcation plan needs to be submitted.15. Approved zoning plan needs to be submitted.16. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.17. PERT chart of the proposed project needs to be submitted18. Draft payment receipt needs to be submitted.19. Cash flow Statement needs to be provided.20. Project proponents needs to be submitted.21. CA certificate for expenditure incurred needs to be corrected with the proper signed by authorized Chartered Accountant.22. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be provided.23. Quarterly statement of expenditure (IDW) for the project needs to be provided.24. Land cost needs to be clarified, according to area apply for registration.25. Other sources in loan & advances in financial resources needs to be clarified.
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Project Estate 95
Promoter M/s 3B Homes Pvt. Ltd.

		<p>26. CA certificate for REP 1 needs to be submitted. 27. Copy of paid challan of EDC and IDC needs to be provided. 28. Undertaking regarding 10% auto deduct from separate account needs to be provided. 29. CA certificate for non-default needs to be revised with the proper signed by authorized Chartered Accountant. 30. KYC of project proponents needs to be submitted. 31. Annual accounts for the last 3 financial year i.e., 2019-2020,2020-21,2021-22 needs to be submitted. 32. The board resolution for operation of bank account under section 4(2)(l)(D) needs to be submitted. 33. Bank undertaking needs to be provided. 34. KYC of authorized person to operate bank account under section 4(2)(l)(D) needs to be provided. 35. COI needs to be provided. 36. Rate of EDC , IDC and conversion charges as per LOI needs to be filed in the DPI.</p>
22.	Remarks	Notice dispatched on 12.05.2023. No reply has been submitted in the Authority yet.
 (Asha) Chartered Accountant		 (Ar. Neeraj Gautam) Associate Architectural Executive

Day and Date of hearing	Monday and 15.05.2023
Proceeding recorded by	Sh. Ram Niwas
PROCEEDINGS OF THE DAY	
Proceedings dated 15.05.2023	
<p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Yashpal Yadav is present on the behalf of the promoter. The AR of the promoter states that they have submitted the reply in the Authority today itself which needs to be examined. The concerned executive to examine the reply before the next date of hearing. The matter to come up on 23.05.2023.</p>	
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA
 (Vijay Kumar Goyal) Member, HARERA	 (Arun Kumar Gupta) Chairman, HARERA

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