

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

| SNo. | Particulars | Details | |
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| 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)(l)(c) | 02.02.2028 | |
| 13. | QPR compliance | N/A | |
| 14. | 4(2)(l)(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 | Date of approval |
| | i) | License Approval | 03.02.2023 |
| | ii) | Zoning Plan Approval | 28.04.2023 |
| | iii) | Layout plan Approval | 03.02.2023 |
| | iv) | Environmental Clearance | N/A |
| | | | Validity up to 02.02.2028 |

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| | 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 |
| 17. | Fee details | | |
| | Registration fee | | (27194.83 x 10) + (1133.12 x 20) =Rs. 2,94,611/- |
| | Processing Fee | | 28327.95 x 10 =Rs. 2,83,280/- |
| | Late fee | | Nil |
| | Total fee | | Rs. 5,77,891/- |
| 18. | DD amount | | Rs. 5,80,000/- |
| | DD no. and date | | 536320 dated 03.03.2023 |
| | Name of the bank issuing | | SBI |
| | Deficient amount | | Nil |
| 19. | File Status | | Date |
| | 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 |
| | Fourth hearing on | | 01.05.2023 |
| | Second reply submitted on | | 01.05.2023 |
| 20. | Case history- | | |
| | <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</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






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| | <p>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> <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> <p><u>Proceedings dated 01.05.2023</u></p> <p>Due to administrative work, the matter is adjourned to 08.05.2023.</p> |
| 21. | <p>Present compliance status as on 08.05.2023 of deficient documents as observed on 01.05.2023</p> <ol style="list-style-type: none">1. Hard copy of the corrected A-H needs to be submitted.2. 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.3. Approved zoning plan needs to be submitted. Status: Submitted4. Loan sanction letter, disbursement schedule and repayment schedule need to be provided. Status: Affidavit regarding no loan on the project land is submitted by the promoter. |
| 22. | <p>Remarks</p> <ol style="list-style-type: none">1. Hard copy of the corrected A-H needs to be submitted.2. Approved service plans and estimates need to be submitted. |

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| | | Status: The promoter undertakes to submit the approved service plans and estimates within three months from the date of grant of registration. |
| 23. | Recommendations: | 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 & estimates. It is recommended that the Authority may consider for grant of registration subject to the submission of security amount of Rs. 25 lacs on account of submission of approved service plans and estimates in the Authority within three months. In case of failure to submit the approved service plans and estimates in the Authority within three months the security amount submitted by the promoter may be forfeited. |
| |  (Asha) Chartered Accountant |  (Ar. Neeraj Gautam) Associate Architectural Executive |

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| Day and Date of hearing | Monday and 08.05.2023 |
| Proceeding recorded by | Sh. Ram Niwas |
| PROCEEDINGS OF THE DAY | |
| <p>Proceedings dated 08.05.2023</p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Ashish Drall (Sr. GM) and Sh. Pankaj Sharma (Legal Manager) are present on the behalf of the promoter. The promoter requests to grant registration subject to the submission of security amount of Rs. 25 lacs in the Authority on account of submission of approved service plans and estimates in the Authority within the stipulated time.</p> <p>The Authority decides to grant registration subject to the submission of DD/ Bank guarantee of Rs. 25 lacs in the Authority on account of submission of approved service plans and estimates in the Authority within three months from the date of grant of registration. The Authority shall be free to forfeit this security amount in case the promoter fails to submit the approval in the Authority within the stipulated time.</p> | |
|  (Sanjeev Kumar Arora) Member, HARERA, Gurugram |  (Ashok Sangwan) Member, HARERA, Gurugram |
|  (Vijay Kumar Goyal) Member, HARERA, Gurugram |  (Arun Kumar Gupta) Chairman, HARERA, Gurugram |