

**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	<b>Area to be registered</b> 8.44375 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	30.11.2026	
13.	QPR compliance	N/A	
14.	4(2)(I)(D) compliance	N/A	
15.	Compliance of conditions of RC	N/A	
16.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>
	i)	License Approval	19.04.2023
	ii)	Zoning Plan Approval	Applied on 28.04.2023
	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	Applied on 09.05.2023
	viii)	Electricity load availability connection	01.05.2023
17.	<b>Fee details</b>		
	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/- Rs. 4,300/-	
	DD no. and date	734596 dated 28.04.2023 734618 dated 28.04.2023 734625 dated 15.05.2023	
	Name of the bank issuing	Federal Bank	
	Deficient amount	Nil	
19.	File Status	<b>Date</b>	
	Project received on	09.05.2023	
	Notice sent on	12.05.2023	
	First hearing on	15.05.2023	
	First reply submitted on	15.05.2023	
	Second reply submitted on	16.05.2023	
	Third reply submitted on	18.05.2023	
20.	Case history-		



	<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><u>Proceedings dated 15.05.2023</u></p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Yashpal Yadav is present on the behalf of the promoter.</p> <p>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.</p> <p>The matter to come up on 23.05.2023</p>
<p>21.</p>	<p><b>Present compliance status as on 23.05.2023 of deficient documents as observed on 15.05.2023</b></p> <ol style="list-style-type: none"> <li>1. Corrections in REP-I needs to be done. <b>Status: Done. Corrected copy of the same needs to be submitted.</b></li> <li>2. Corrections marked on the hard copy of online DPI need to be done. All the annexures need to be uploaded in the DPI. <b>Status: Done. Corrected copy of the same needs to be submitted.</b></li> <li>3. Deficit fee of Rs. 4,081/- needs to be paid. <b>Status: Paid through DD no. 734625 dated 15.05.2023 of federal bank amounting to Rs. 4,300/-</b></li> <li>4. REP-II needs to be revised. <b>Status: Submitted</b></li> <li>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. <b>Status: Allocation agreement between both the parties is submitted</b></li> <li>6. LC IV needs to be submitted. <b>Status: Submitted</b></li> </ol>



7. Project report along with draft brochure of the project needs to be submitted.  
**Status: 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.  
**Status: Submitted**
9. Land title search report needs to be submitted.  
**Status: Submitted**
10. Approved service plans and estimates need to be submitted.  
**Status: Applied on 09.05.2023**
11. Electrical load availability connection needs to be submitted.  
**Status: Submitted**
12. Natural conservation zone NOC, tree cutting permission and powerline shifting NOC, if applicable, need to be submitted.  
**Status: Submitted an undertaking for non-applicability of NOCs**
13. Assurance/ approval for potable water supply, construction water supply, sewerage disposal and storm water drainage need to be submitted.  
**Status: Submitted**
14. Demarcation plan needs to be submitted.  
**Status: Not submitted**
15. Approved zoning plan needs to be submitted.  
**Status: Applied on 28.05.2023**
16. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.  
**Status: Submitted**
17. PERT chart of the proposed project needs to be submitted  
**Status: Submitted**
18. Draft payment receipt needs to be submitted.  
**Status: Submitted**
19. Cash flow Statement needs to be provided.  
**Status: Submitted**
20. Project proponents needs to be submitted.  
**Status: Submitted**
21. CA certificate for expenditure incurred needs to be corrected with the proper signed by authorized Chartered Accountant.  
**Status: Submitted**
22. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be provided.

**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><b>Status: Submitted</b></p> <p>23. Quarterly statement of expenditure (IDW) for the project needs to be provided. <b>Status: Submitted</b></p> <p>24. Land cost needs to be clarified, according to area apply for registration. <b>Status: Submitted</b></p> <p>25. Other sources in loan &amp; advances in financial resources needs to be clarified. <b>Status: Clarified</b></p> <p>26. CA certificate for REP 1 needs to be submitted. <b>Status: Submitted</b></p> <p>27. Copy of paid challan of EDC and IDC needs to be provided. <b>Status: Submitted</b></p> <p>28. Undertaking regarding 10% auto deduct from separate account needs to be provided. <b>Status: Submitted</b></p> <p>29. CA certificate for non-default needs to be revised with the proper signed by authorized Chartered Accountant. <b>Status: Submitted</b></p> <p>30. KYC of project proponents needs to be submitted. <b>Status: Submitted</b></p> <p>31. Annual accounts for the last 3 financial year i.e., 2019-2020,2020-21,2021-22 needs to be submitted. <b>Status: Submitted.</b></p> <p>32. The board resolution for operation of bank account under section 4(2)(I)(D) needs to be submitted. <b>Status: Submitted</b></p> <p>33. Bank undertaking needs to be provided. <b>Status: Submitted</b></p> <p>34. KYC of authorized person to operate bank account under section 4(2)(I)(D) needs to be provided. <b>Status: Submitted</b></p> <p>35. COI needs to be provided. <b>Status: Submitted</b></p> <p>36. Rate of EDC, IDC and conversion charges as per LOI needs to be filed in the DPI. <b>Status: Submitted</b></p>
22.	Remarks	<p>1. Approved service plans and estimates need to be submitted.</p> <p>2. Demarcation plan needs to be submitted.</p> <p>3. Approved zoning plan needs to be submitted.</p>

**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 approvals of service plan & estimates, demarcation plan and zoning plan.  
The promoter has submitted cheque nos. 205788, 205789 and 205790 dated 23.05.2023 of Federal Bank amounting to Rs. 25 lacs each as security to submit the approved service plans and estimates, demarcation plan and approved zoning plan in the Authority within three months.  
It is recommended that the Authority may consider for grant of registration subject to the submission of above said approvals within three months failing which the security amount submitted by the promoter may be forfeited.

  
(Asha)

**Chartered Accountant**



(Ar. Neeraj Gautam)

**Associate Architectural Executive**

<b>Day and Date of hearing</b>	Tuesday and 23.05.2023
<b>Proceeding recorded by</b>	Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**

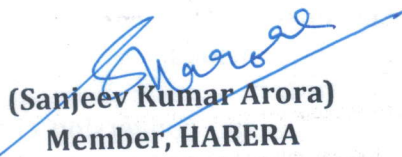
Proceedings dated 23.05.2023


Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

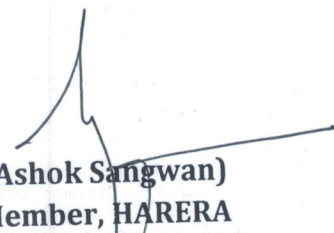
Sh. Pawan Kumar is present on the behalf of the promoter.


The AR submits that demarcation plan has been checked and verified by DTP, Gurugram and forwarded to DGTCPC through STP for issuance and approval of zoning plan. The AR is submitting three cheques of Rs. 25 lakh each for submission of approved zoning plan and approved service plans and estimates, and demarcation plan within three months of grant of Registration failing which the same is liable to be forfeited. The Accounts Branch/Planning Branch to ensure its realisation before release of Registration Certificate.

Approved as proposed.

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

  
(Ashok Sangwan)  
Member, HARERA

  
(Arun Kumar Gupta)  
Chairman, HARERA