

Project Landmark Avana-1<sup>st</sup> Phase  
 Promoter M/s Landmark Apartments Pvt. Ltd.

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

SNo.	Particulars	Details		
1.	Name of the project	Landmark Avana-1 <sup>st</sup> Phase		
2.	Name of the promotor	M/s Landmark Apartments Pvt. Ltd.		
3.	Nature of the project	Independent Residential Floors		
4.	Location of the project	Village-Dhorka, Sector-95, Gurugram, Haryana		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Anju		
7.	Whether registration applied for whole	Whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1374-2023		
10.	License no.	14 of 2023	Valid up to 29.01.2028	
11.	Total licensed area	14.209 Acres	Area to be registered	1.3004 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	31.07.2027		
13.	QPR compliance	Due date of compliance is in June 2023		
14.	4(2)(I)(D) compliance	Due date of financial report is on or before sept 2023		
15.	RC Compliances	1.Electrical Load Availability – Submitted 2. Power Line Shifting NOC- Not submitted 3.HSVP Construction-Submitted 4.Zoning Plan- Submitted 5. Service plans and Estimates- Not submitted		
16.	<b>Statutory approvals either applied for or obtained prior to registration</b>			
	S.No	Particulars	Date of approval	Validity up to

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	i)	License Approval	30.01.2023	29.01.2028
	ii)	Zoning Plan Approval	9089 dated 22.03.2023	
	iii)	Layout plan Approval	8958 dated 01.02.2023	
	iv)	Building plan approval for residential	27.04.2023	26.04.2025
	v)	Environmental Clearance	Not applicable	
	vi)	Airport height clearance	N/A	
	vii)	Fire scheme approval	N/A	
	viii)	Service plan and estimate approval	Applied on 04.05.2023	
	ix)	Electricity load availability connection	09.05.2023	
17.	<b>Fee details-</b>			
		Registration fee	5262.70*1.98*1.98*10=₹2,06,318/-	
		Processing Fee	5262.70*1.98*10=₹1,04,201/-	
		Late fee	N/A	
		Total fee	₹3,10,519/-	
18.	<b>DD amount</b>			
			₹1,02,650/- ₹2,07,869/- Total= ₹3,10,519/-	
	<b>DD no. and date</b>		022980 dated 12.05.2023 023160 dated 05.06.2023	
	<b>Name of the bank issuing</b>		IDBI Bank	
	<b>Deficient amount</b>		Nil	
19.	<b>File Status</b>			<b>Date</b>
	<b>Project received on</b>		12.05.2023	
	<b>First notice sent on</b>		31.05.2023	
	<b>First hearing on</b>		05.06.2023	
	<b>1<sup>st</sup> Reply submitted on</b>		01.06.2023	
	<b>2<sup>nd</sup> Reply submitted on</b>		05.06.2023	
20.	<b>Case history-</b>			

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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>An application regarding registration of residential floors projects namely "Landmark Avana-1<sup>st</sup> Phase" situated at Village-Dhorka, Sector-95, Gurugram, Haryana being developed by M/s Landmark Apartments Pvt. Ltd. was submitted on 12.05.2023 under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for registration of residential floors project admeasuring an area of 14.209 acres for which the license vide no. 14 of 2023 dated 30.01.2023 valid up to 29.01.2028 has been issued by DTCP in favor of Anju and in collaboration with M/s Landmark Apartments Pvt. Ltd.</p> <p>The project consists of 246 residential plots out of 235 unfrozen plots and 11 frozen plots due to High Tension Line which got registered by the authority vide RC no. 39 of 2023 dated 13.02.2023.</p> <p>Now, the promoter has submitted the application for development of independent residential floors on 38 residential plots on which 152 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/618 dated 31.05.2023.</p> <p><b>Proceedings dated 05.06.2023</b></p> <p>Matter is adjourned to 07.06.2023.</p>
21.	<p><b>Present compliance status as on 07.06.2023 conveyed vide notice dated 31.05.2023</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: -Not done</b></li><li>2. Corrections in online detailed project information needs to be done. <b>Status: -Not done</b></li><li>3. Copy of approved building plan (BR-III) Letter of residential plots needs to be provided. <b>Status: -Provided</b></li><li>4. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted. <b>Status: - Provided</b></li><li>5. Since the approved building plan for residential area is not provided, the appropriate registration and processing fee cannot be calculated. Hence, after the submission of the approved building plans any deficit fee comes out then the same shall be paid. <b>Status: - Paid</b></li><li>6. Copy of approved environment clearance approval need to be submitted. <b>Status: - Not applicable</b></li></ol>

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7. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted.  
**Status: - Applied on 04.05.2023. Receipt enclosed.**
8. Electrical load availability assurance letter needs to be submitted from DHBVN.  
**Status: - Provided**
9. Approvals/NOCs from the various agencies for connecting external services like water supply, sewerage and storm water drainage needs to be provided.  
**Status: - Sewerage and storm water drainage not provided**
10. Copy of natural conservation zone NOC, tree cutting permission /NOC form DFO, forest land diversion and power line shifting NOC need submitted.  
**Status: - Power line shifting NOC not provided**
11. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be provided on latest date.  
**Status: - Provided but not on latest date**
12. Information to revenue department about the fact that project land licensed and bonded for setting up of a colony not informed to the revenue department for entry in the record of ownership needs to be submitted.  
**Status: - Provided**
13. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted.  
**Status: - Provided**
14. PERT Chart needs to be submitted.  
**Status: - Provided**
15. Details of inventory plot wise needs to be submitted.  
**Status: - Provided**
16. Project report need to be revised.  
**Status: - Provided**
17. Copy of application form need to be revised.  
**Status: - Provided**
18. The Legal documents i.e., BBA, allotment letter and conveyance deed related to allottees is not in the proper format. The same needs to be provided.  
**Status: - Provided**
19. REP-II needs to be revised.

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		<p><b>Status: - Provided</b></p> <p>20. Cost of the plots needs to be clarified.  <b>Status: - Provided</b></p> <p>21. Loan sanction letter, disbursement and repayment schedule needs to be provided.  <b>Status: - Provided</b></p> <p>22. Financial resources of the project need to be match with project cost. So, project cost needs to be corrected.  <b>Status: - Provided</b></p> <p>23. Bank undertaking needs to be submitted.  <b>Status: - Provided</b></p> <p>24. Quarterly schedule of estimated expenditure needs to be submitted.  <b>Status: - Provided</b></p> <p>25. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.  <b>Status: - Provided</b></p> <p>26. KYC of the project consultants needs to be provided.  <b>Status: - Provided</b></p> <p>27. Cash flow statement need to be provided.  <b>Status: - Provided</b></p> <p>28. Copy of board resolution for authorizing bank a/c operation needs to be submitted.  <b>Status: - Provided</b></p> <p>29. CHG form needs to be provided.  <b>Status: - Provided</b></p> <p>30. CA certificate for expenditure incurred and to be incurred needs to be submitted.  <b>Status: - Provided</b></p> <p>31. Sales deed needs to be submitted.  <b>Status: - Provided</b></p> <p>32. Company has default in repayment of dues to bank and financial institutions during past 5 years.  <b>Status: - Provided</b></p>
22.	<b>Remarks</b>	<p>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).</p> <p>2. Corrections in online detailed project information needs to be done.</p> <p>3. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted.</p>

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4. Approvals/NOCs from the various agencies for connecting external services like sewerage and storm water drainage needs to be provided.
5. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be provided on latest date.
6. Copy of power line shifting NOC need submitted.

*Asha*  
(Asha)  
Chartered Accountant

*Prachi Singh*  
(Prachi Singh)  
Planning Executive

Day and Date of hearing	Wednesday and 07.06.2023
Proceeding recorded by	Sh. Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>	
<p>Proceedings dated 07.06.2023</p> <p>Ms. Prachi Singh Planning Executive briefed about the facts of the case.</p> <p>Sh. Sandeep Chhillar (AR), Sh. Abhishek Kanodia (AR) and Sh. N.S. Dalal (AR) are present on the behalf of the promoter.</p> <p>It is observed that the following conditions imposed in the main registration granted vide RC No. 39 of 2023 dated 13.02.2023 have not been complied with:</p> <ol style="list-style-type: none"> <li>1. Approval of service plans and estimates due date for which has expired on 13.05.2023.</li> <li>2. NOC for shifting of Power Line (due date for which has expired on 13.03.2023).</li> </ol> <p>The promoters have submitted an application on 01.06.2023 for extension of time to submit the above two approvals within one month. This may be put up separately.</p> <p>The matter to come up on 10.07.2023.</p>	
<p><i>Sanjeev Kumar Arora</i> (Sanjeev Kumar Arora) Member, HARERA</p> <p><i>Onex-India leave</i> (Vijay Kumar Goyal) Member, HARERA</p>	<p><i>Ashok Sangwan</i> (Ashok Sangwan) Member, HARERA</p> <p><i>Arun Kumar Gupta</i> (Arun Kumar Gupta) Chairman, HARERA</p>

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*RS*