

Project hearing brief

S.No	Particulars	Details	
1.	Name of the project	Emerald Hills- Phase 2	
2.	Name of the promoter	M/s Emaar India Ltd.	
3.	Nature of the project	Residential Plotted Colony	
4.	Location of the project	Sector 62 & 65, Badshahpur, Maidawas, Nangli Umarpur, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Status of project	New	
7.	Whether registration applied for whole/Phase	Phase	
8.	Phase no. (If applicable)	2 (Total phase 3)	
9.	Online application ID	RERA-GRG-1342-2023	
10.	License no.	10 of 2009 dated 21.05.2009 113 of 2011 dated 21.12.2011 117 of 2022 dated 12.08.2022	Valid upto 20.05.2024 Valid upto 20.12.2024 Valid upto 11.08.2027
11.	Total licensed area	177.8625 Acre	Area to be registered 50.46 Acre
12.	Project completion date as declared u/s 4(2)(I)(C)	10.08.2027	
13.	QPR Compliance (If applicable)	N/A	
14.	4(2)(I)(D) Compliance (If applicable)	N/A	
15.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval 10 of 2009 dated 21.05.2009 113 of 2011 dated 21.12.2011 117 of 2022 dated 12.08.2022	Valid upto 20.05.2024 Valid upto 20.12.2024 Valid upto 11.08.2027
	ii)	Zoning Plan Approval (Revised)	Provided
	iii)	Layout plan Approval (Revised)	Provided
	iv)	Environmental Clearance	05.01.2015 04.01.2025
	v)	Service plan and estimate approval	Not submitted (Applied on 13.10.2022 in DTCP)
16.	Fee Details		
	A) Registration fee for plotted area	Residential	

		(49.312 x 4046.86 x 10)= ₹ 19,95,588/- Commercial (1.148 x 4046.86 x 20)= ₹ 92,916/-
	B) Processing Fee	50.4600 x 4046.86 x 10= ₹ 20,42,046/-
	C) Late fee from October 2018 to 31.03.2023 (9 half years- 50*9= 450%)	Cannot be determined
	Total Fee (A+B)	₹ 41,30,550/-
17.	RTGS Details	
	Receipt no.	1614
	RTGS/Refer No. and Date	DD no. 298169 dated 16.03.2023
	Fees Paid	₹ 32,21,000/-
	Deficit fee	₹ 9,09,550/-
18.	File Status	Date
	File received on	31.03.2023
	First notice Sent on	13.04.2023
	First hearing on	17.04.2023
19.	Case History: -	
	The promoter M/s Emaar India Ltd. who is a Collaborator applied for the registration of real estate project namely "Emerald Hills- Phase 2" Sector 62 & 65, Badshahpur, Maidawas, Nangli Umarpur, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016 vide 23489/51030 31.03.2023 and RPIN-601. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-1342-2023. The project area for registration is same as that of the licensed area i.e., 50.42 acres. License no - 10 of 2009 dated 21.05.2009 valid upto 20.05.2024, 113 of 2011 dated 21.12.2015 valid upto 20.12.2024 and 117 of 2022 dated 12.08.2022. The application for registration was scrutinized and 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/601 dated 13.04.2023 was issued to the promoter with an opportunity of being heard on 17.04.2023 .	
20.	Present compliance status as on 17.04.2023 of deficient documents conveyed vide notice 13.04.2023.	<ol style="list-style-type: none"> Deficit Fee - ₹ 9,09,550/-needs to be submitted. However after registration and processing fee the late fees cannot be determined as there are 3 licenses 10 of 2009, 113 of 2011 and 117 of 2022 out of which two of them are issued before 2017 and also the area under these licenses cannot be determined that on how much area the late fees should be imposed as well as at the time of issuance of old layout plan the area was planned but not registered by the Authority. So the promoter is advised to clarify as why the late fees should not be imposed for the registration of the unregistered area. Status: Not Submitted It is also noticed that in the approved layout plan which was issued by the DTCP in 2011 the planning was there in



	<p>the area which is needs to be registered as phase-2 for the same late fees will be imposed. Status: Not Submitted</p> <p>3. It is noted that 71.039 acres was developed by the promoter before RERA came into existence but the part Completion Certificate is not obtained till date and hence promoter is advised to register the area left out after the registration of phase 1 (area measuring 55.962 acres). Status: Not Submitted</p> <p>4. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status: Not Submitted</p> <p>5. Corrections marked on the hard copy of online DPI need to be done. Status: Not Submitted</p> <p>6. As layout and zoning plan is revised undertaking needs to be submitted stating that there is no change in the planning or two -third consent for the same needs to be submitted. Status: Not Submitted</p> <p>7. Copy of approved Service plans and estimates needs to be submitted. Status: Not Submitted</p> <p>8. Copy of super imposed demarcation plan on the approved layout plan needs to be submitted. Status: Not Submitted</p> <p>9. PERT chart/ Project progress chart needs to be submitted. Status: Not Submitted</p> <p>10. Documents relating to the entry of license and collaboration agreement in the revenue record needs to be submitted. Status: Not Submitted</p> <p>11. It is noted that in Collaboration agreement marketing rights to developer is not mentioned same needs to be clarified. Status: Not Submitted</p> <p>12. Revised Application form, Allotment letter, builder buyer agreement, conveyance deed and Payment receipt need to be submitted in prescribed format. Status: Not Submitted</p> <p>13. CA certificate for expenditure incurred needs to be revised. Status: Not Submitted</p> <p>14. TAN of the promoter needs to be submitted.</p>
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		<p>Status: Not Submitted</p> <p>15. CA certificate for non-default needs to be updated. Status: Not Submitted</p> <p>16. Cash flow statement needs to be corrected. Status: Not Submitted</p> <p>17. Bank undertaking needs to be provided in prescribed format. Status: Not Submitted</p> <p>18. Project report needs to be submitted. Status: Not Submitted</p> <p>19. CHG form needs to be provided. Status: Not Submitted</p> <p>20. Loan document along with disbursement and repayment schedule needs to be provided. Status: Not Submitted</p> <p>21. Copy of paid challan of EDC, IDC and License fee needs to be submitted. Status: Not Submitted</p> <p>22. Quarterly statement of expenditure needs to be provided. Status: Not Submitted</p> <p>23. Affidavit of 10% auto deduct of EDC from separate account needs to be provided. Status: Not Submitted</p> <p>24. Financial resources need to be corrected. Status: Not Submitted</p> <p>25. Rate of EDC, IDC, conversion charges and Licenses fee needs to be filled as per LOI. Status: Not Submitted</p> <p>26. Land cost needs to be clarified as per area apply for registration. Status: Not Submitted</p> <p>27. CA certificate for REP 1 needs to be provided. Status: Not Submitted</p> <p>28. Affidavit for REP II needs to be provided. Status: Not Submitted</p> <p>29. Draft Brochure for the project needs to be submitted. Status: Not Submitted</p> <p>30. Draft Advertisement document needs to be submitted. Status: Not Submitted</p>
21.	Remarks	<p>1. Deficit Fee – ₹ 9,09,550/-needs to be submitted. However after registration and processing fee the late fees cannot be determined as there are 3 licenses 10 of 2009, 113 of 2011 and 117 of 2022 out of which two of them are issued before 2017 and also the area under these licenses cannot be determined that on how much area the late fees should be imposed as well as at the time of issuance of old layout</p>



	<p>plan the area was planned but not registered by the Authority. So the promoter is advised to clarify as why the late fees should not be imposed for the registration of the unregistered area.</p> <ol style="list-style-type: none">2. It is also noticed that in the approved layout plan which was issued by the DTCP in 2011 the planning was there in the area which is needs to be registered as phase-2 for the same late fees will be imposed.3. It is noted that 71.039 acres was developed by the promoter before RERA came into existence but the part Completion Certificate is not obtained till date and hence promoter is advised to register the area left out after the registration of phase 1 (area measuring 55.962 acres).4. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each.5. Corrections marked on the hard copy of online DPI need to be done.6. As layout and zoning plan is revised undertaking needs to be submitted stating that there is no change in the planning or two -third consent for the same needs to be submitted.7. Copy of approved Service plans and estimates needs to be submitted.8. Copy of super imposed demarcation plan on the approved layout plan needs to be submitted.9. PERT chart/ Project progress chart needs to be submitted.10. Documents relating to the entry of license and collaboration agreement in the revenue record needs to be submitted.11. It is noted that in Collaboration agreement marketing rights to developer is not mentioned same needs to be clarified.12. Revised Application form, Allotment letter, builder buyer agreement, conveyance deed and Payment receipt need to be submitted in prescribed format.13. CA certificate for expenditure incurred needs to be revised.14. TAN of the promoter needs to be submitted.15. CA certificate for non-default needs to be updated.16. Cash flow statement needs to be corrected.17. Bank undertaking needs to be provided in prescribed format.18. Project report needs to be submitted.19. CHG form needs to be provided.
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Asha
(Asha)

Chartered Accountant

Deepika
(Deepika)

Planning Executive

Day and Date of hearing

Monday and 17.04.2023

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 17.04.2023.

Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project.

Ms. Praveti Agarwal (CA) and Ms. Pallavi Sharma (Advocate) are present on behalf of the promoter. The AR of the promoter requests for one week time for submission of the deficit documents.

The matter to come up on 24.04.2023.

Sanjeev Kumar Arora
(Sanjeev Kumar Arora)
Member, HARERA

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar Gupta
(Arun Kumar Gupta)
Chairman, HARERA