



HARERA
GURUGRAM

**HARYANA REAL ESTATE REGULATORY
AUTHORITY GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project – Elan Empire

RERA-GRG-1370-2023

Hearing brief for project registration u/s 4

| S.No. | Particulars | Details | | |
|-------|---|--------------------------------|--|---------------|
| 1. | Name of the project | Elan Empire | | |
| 2. | Name of the promoter | M/s Elan City LLP | | |
| 3. | Nature of the project | Commercial project | | |
| 4. | Location of the project | Sector- 66, Gurugram | | |
| 5. | Legal capacity to act as a promoter | Third Party Right Holder | | |
| 6. | Name of license holder | N/A | | |
| 7. | Status of project | New | | |
| 8. | Whether registration applied for whole | Whole Project | | |
| 9. | Phase no. (if applicable) | N/A | | |
| 10. | Online application ID | RERA-GRG-PROJ-1370-2023 | | |
| 11. | License no. | N/A | | |
| 12. | Total area | 107.919 acres | Area to be registered 1.4625 acres | |
| 13. | Completion date declared u/s 4(2)(I)(C) | 30.04.2028 | | |
| 14. | QPR compliances (if applicable) | Submitted | | |
| 15. | 4(2)(I)(D) compliances (if applicable) | Submitted | | |
| 16. | RC Conditions | N/A | | |
| 17. | Statutory approvals either applied for or obtained prior to registration | | | |
| | S.No | Particulars | Date of approval | Validity upto |
| | i) | License Approval | N/A | N/A |
| | ii) | Zoning Plan Approval | Drg. DTCP 7698 dated 16.03.2021 | |
| | | Revised Zoning Plan Approval | Drg. DTCP 8568 dated 25.08.2022 | |
| | iii) | Building plan Approval | 2005 dated 15.04.2021 | 14.04.2026 |
| | | Revised Building plan Approval | 3004 dated 01.05.2023 | 30.04.2028 |
| | iv) | Environmental Clearance | SEIAA(128)/HR/2021/620 dated 09.07.2021 | 08.07.2028 |
| | v) | Airport height clearance | AAI/RHQ/NR/ATM/NOC/2018/365/1899-1902 dated 27.11.2018 | 27.11.2026 |
| | vi) | Fire approval scheme | FS/2021/6 dated 09.06.2021 | - |

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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| | Revised Fire scheme approval | Not Submitted |
| vii) | Service plan and estimate approval | N/A - (Memo No. LC-2169B(VOL)-JE(B)-2012/9426 dated 30.12.2012 for residential plotted colony) |
| 18. | Fee details | |
| (a) | Registration fee | 15,501.216 * 2.62 * 20 = Rs 8,12,264/- |
| (b) | Processing fee | 15,501.216 * 10 = Rs 1,55,012/- |
| (c) | Late fee | N/A |
| (d) | Total | Rs 9,67,276/- |
| | DD Details | |
| (a) | DD amount at the time of registration | 5,45,000/- |
| (b) | DD no. and date | 000367 dated 26.04.2021 |
| (c) | Name of the bank issuing | HDFC Bank |
| (d) | DD amount at the time of superseding the earlier registration | Rs 5,32,851/- Rs 63/- |
| (e) | DD no. and date | 061709 dated 01.05.2023. Ref No. RERA-GRGP1685003922 dated 25.05.2023 |
| (f) | Name of the bank issuing | HDFC Bank |
| (g) | Total fee Paid & considered (Total fee paid - Processing fee at the time of earlier registration) | Rs 9,67,276/- (10,77,914 - 1,10,638) |
| (h) | Deficient amount | NIL |
| 19. | File Status | Date |
| | File received on | 04.05.2023 |
| | First notice Sent on | 23.05.2023 |
| | First hearing on | 29.05.2023 |
| | Second hearing on | 12.06.2023 |
| 13. | Case History: | |
| | The Promoter M/s Elan City LLP who is a third-party right holder applied for the registration of real estate commercial colony namely "Elan Empire" located at Sector-66, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 52764 dated 04.05.2023 and RPIN-611. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1370-2023. | |

The project area for registration is 1.4625 acres (a commercial site) in a residential plotted colony namely "Marbella" developed by Emaar India Limited (formerly known as Emaar MGF Land Limited. The residential plotted colony having total area 107.919 acres registered in two phases. Phase-I having area 41.86 acres was registered under the registration certificate 307 of 2017 dated 17.10.2017 and Phase-II having area 66.059 acres registered vide registration no. 08 of 2021 dated 01.03.2021. The applied area for registration falls in Phase - I.

The promoter has submitted the application for superseding the earlier registration granted due to revision in building plans. Earlier the FAR sanctioned was 1.75+0.12 i.e., 1.87. Now the promoter has availed the benefit of TOD under which the FAR increases from 1.87 to 2.62 and got approved the revised building plans and applied for superseding the earlier registration. Therefore, the processing fee submitted at the time of earlier registration is being forfeited and the leftout is considered.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/611 dated 23.05.2023 was issued to the promoter with an opportunity of being heard on 29.05.2023.

On 29.05.2023, Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case. Ms Priyanka Aggarwal, Authorized Representative, Mr. Arvinder Dhingra, Chief Business Development Officer and Heena Chopra, Manager, Legal, are present on behalf of the promoter. The AR of the promoter states that they are submitting the reply today. Matter to come up on 12.06.2023 for further proceedings.

The promoter has submitted the reply on 29.05.2023 which was scrutinized and the status of documents is mentioned below:

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| <p>14.</p> | <p>Present compliance status as on 12.06.2023 of the deficiencies conveyed in notice dated 29.05.2023.</p> | <ol style="list-style-type: none"> 1. Deficit fee Rs. 63/- needs to be submitted. Status: Submitted online vide ref no. RERA-GRGP1685003922 dated 20.05.2023 amounting Rs. 63/-. 2. Consent of 2/3rd allottees of the project needs to be submitted due to revision in building plans. Status: Consent of 125 allottees submitted. However, the total number of booked units and 2/3rd strength not submitted. 3. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not submitted. 4. Online DPI needs to be corrected. Status: Not submitted. 5. License no. 97 of 2010 granted for plotted development has expired. Status: Applied for renewal. 6. Revised Fire Scheme approval needs to be submitted. Status: Submitted undertaking to submit the same within three months of grant of registration. 7. Latest land title search report needs to be submitted. |
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| | | <p>Status: Submitted but not on latest date.</p> <p>8. Pert chart needs to be submitted. Status: Submitted.</p> <p>9. Allottees related documents i.e., Application form, allotment letter and BBA needs to be revised as per prescribed format. Status: Application form submitted but Allotment letter and BBA needs to be revised.</p> <p>10. Bank undertaking needs to be provided. Status: Provided but free account has been changed by the promoter so the approval for change in bank account needs to be submitted.</p> <p>11. Quarterly schedule of estimated expenditure needs to be provided. Status: Submitted.</p> <p>12. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted.</p> <p>13. Project report needs to be submitted. Status: Submitted.</p> <p>14. KYC of partner (Rakesh Kapoor) needs to be provided. Status: Sh. Rakesh Kapoor is not existing partner in promoter firm as per latest master data provided by promoter.</p> <p>15. CHG form needs to be provided. Status: Not submitted.</p> <p>16. Cash flow statement need to be provided. Status: Submitted.</p> <p>17. Copy of paid challan of EDC, IDC, conversion charges and license fee needs to be provided. Status: Provided but not matched with DPI.</p> <p>18. Financial resources need to correct in the DPI. Status: Copy of DPI not submitted.</p> <p>19. KYC of project consultant i.e., Architect, Structural Engineer, Chartered Accountant, MEP consultant needs to be provided. Status: Submitted.</p> <p>20. Undertaking of 10% auto deduct from separate RERA account under section 4(2)(1)(D) needs to be provided. Status: Needs to be provided in proper format.</p> |
| 15. | Remarks | <p>1. Consent of 2/3rd allottees of the project needs to be submitted due to revision in building plans. - Consent of 125 allottees submitted. However, the total number of booked units and 2/3rd strength not submitted.</p> <p>2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H)</p> |

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| | | <p>application.</p> <ol style="list-style-type: none"> 3. Online DPI needs to be corrected. 4. License no. 97 of 2010 granted for plotted development has expired. 5. Revised Fire Scheme approval needs to be submitted. 6. Latest land title search report needs to be submitted. 7. Allottees related documents i.e., allotment letter and BBA needs to be revised as per prescribed format. 8. Approval for bank account change needs to be provided. 9. CHG form needs to be provided. 10. Copy of all paid challan of EDC, IDC, conversion charges and license fee needs to be provided. 11. Financial resources need to correct in the DPI. 12. Undertaking of 10% auto deduct from separate RERA account under section 4(2)(l)(D) needs to be provided. |
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Asha
Chartered Accountant


Sumeet
Engineering Officer

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| Day and Date of hearing | Monday and 12.06.2023 |
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| Proceeding recorded by | Ram Niwas |
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PROCEEDINGS OF THE DAY

Proceedings dated: 12.06.2023.

Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case.


Sh. Arvinder Dhingra (Chief Business Development Officer), Sh. Rahul Singh (AR) and Ms. Heena Chopra (AR) are present on behalf of the promoter.


The AR of the promoter is directed to remove the deficiencies as pointed out above. The AR of the promoter requests for one month time to comply with deficiencies. The same is allowed.

The matter to come up on 10.07.2023.


(Sanjeev Kumar Arora)
Member, HARERA

(on E.L.)
(Vijay Kumar Goyal)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA

WARRIOR
GILGONAN
P.O. Box 100
1994-1995

Application

1. I am applying for membership in the organization of the
Warrior Gilgongan Club, Inc. for the purpose of participating in the
activities of the Club.

2. I am

3. I am a resident of the State of California and I am a resident of the County of

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