Promoter Name: M/s Emaar India Limited
Project Name – Palm Heights

Hearing brief for extension of project registration u/s 6					
S No.	**Particulars**	**Details**			
1.	**Name of the project**	Palm Heights-Group Housing Project			
2.	**Name of the promotor**	M/s Emaar India Limited			
3.	**Nature of the project**	Group Housing			
4.	**Location of the project**	Sector –77, Gurugram, Haryana			
5.	**Legal capacity to act as a promoter**	Collaborator			
6.	**Name of license holder**	M/s Robin Software LLP and others			
7.	**Status of project**	Ongoing			
8.	**RERA Registration No.**	29 of 2018			
9.	**Validity of Registration Certificate**	Valid From 29.11.2018	Valid Up to 31.08.2022 + 6 months covid = (28.02.2023)		
10.	**Extension applied till**	27.02.2024			
11.	**License no.**	1. 56 of 2009 dated 31.08.2009 2. 62 of 2013 dated 05.08.2013			
12.	**Total license area**	29.347 Acres	**Area for extension of registration**	5.50 Acres	
13.	**Statutory approvals either applied for or obtained prior to registration.**				

S. No	**Particulars**	**Date of approval**	**Validity up to**
i)	**License Approval**	1. 56 of 2009 dated 31.08.2009	30.08.2024
		2. 62 of 2013 dated 05.08.2013	04.08.2024
ii)	**Zoning Plan Approval**	4007 dated 22.07.2013	N/A
iii)	**Building Plan**	28.08.2015	27.08.2020**(Expired)**
iv)	**Environmental Clearance**	10.10.2017	09.10.2027
v)	**Airport height clearance (NOC)**	14.11.2019	13.11.2024
vi)	**Fire Scheme approval**	02.09.2022	01.09.2027
vii)	**Service plan and estimate approval**	17.11.2016	

14.	**Authorized Signatory/ Legal Representatives**	Sh. Pankaj Kishore Chaturvedi

15.	**Date of commencement of project**	01.09.2018
16.	**RC Compliances (if any)/ OC received (if any)**	1. Payment plan-Submitted 2.Project report -Submitted 3.Mining permission -Not Submitted
17.	**Details of units**	297
18.	**Reasons for delay**	Provided
19.	**QPR compliances (if any)**	March 2019 pending
20.	**4(2)(l)(D) compliances (if any)**	Submitted
21.	**Fee Details at the time of registration**	
	Registration Fee	Rs 7,36,916/-
	Processing Fee	N/A
	Late Fee	N/A
	Total Fee	Rs. 7,36,916/-
	Fee at the time of extension of registration	
	Extension fee (Half of Registration fee)	Rs 3,68,458/-
	Processing fee	Rs 4,21,095/-
	Late fee at the time of extension of registration	Rs.5,52,687/-
	Total fee	Rs 13,42,240/-
	Total Fee (Registration + Extension + Continuation)	Rs 20,79,156/-
22.	**DD Details at the Time of registration**	
	DD amount	1. ₹4,21,096/- 2. ₹3,15,820/-
	DD no. and date	1. 197784 dated 20.04.2018 2. 198047 dated 23.05.2018
	Total amount	Rs 7,36,916/-
	DD Details at the Time of extension of registration	
	DD Amount for extension	₹6,32,000/-
	DD date for extension	298051 dated 24.02.2023 298490 dated 01.05.2023
	Total amount	₹6,32,000/- ₹7,10,240/-
23.	Toal amount paid (Registration + Extension)	₹20,79,156/-
24.	**File Status**	**Date**
	Application received on	28.02.2023
	1st deficiency notice sent on	15.03.2023
	1st Hearing	20.03.2023
	2nd Hearing	03.04.2023
	1st reply submitted on	03.04.2023

	3rd hearing on	17.04.2023
	2nd reply submitted on	17.04.2023
	4th hearing on	01.05.2023(adjourned)
	5th hearing on	15.05.2023(adjourned)
	6th hearing on	29.05.2023(adjourned)
	3rd reply submitted on	29.05.2023
	4th reply submitted on	07.06.2023

Case History:

An application regarding extension of registration of group housing colony namely "Palm Heights" situated at Sector-77, Gurugram, Haryana being developed by M/s Emaar India Limited was submitted on 28.02.2023 under section 6 of Real Estate (Regulation and Development), Act 2016.
This application for extension of registration falls under following licenses as under; -

1. 56 of 2009- 24.477 acres
2. 62 of 2013- 4.870 acres

The total licensed area comes out to be 29.347 acres out of which 5.50 acres is registered with RERA, Gurugram vide RC no. 29 of 2018 dated 29.11.2018 valid up to 31.08.2022 + 6 months covid = (28.02.2023).

On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/42 dated 15.03.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 20.03.2023. The promoter has not submitted the reply till date.

Proceedings dated 20.03.2023

The matter is adjourned to 03.04.2023.

Proceedings dated 03.04.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Anitesh Singh (Manager) is present on behalf of the promoter. Deficiencies have already been conveyed to the promoter. The AR of the promoter seeks two weeks' time to comply with the deficiencies. The matter is to come up on 17.04.2023.

Proceedings dated 17.04.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Anitesh Singh (Sr. Manager) is present on behalf of the promoter. The AR of the promoter seeks two-week time for submission of deficit documents alongwith deficit fee. The matter to come up on 01.05.2023.

Proceedings dated 01.05.2023

Due to the administrative work (meeting of the authority at Panchkula), the matter is adjourned to 15.05.2023.

Proceedings dated: 15.05.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Anitesh Singh (Sr. Manager) is present on behalf of the promoter. The AR of the promoter seeks one-week time for submission of deficit documents. The matter to come up on 29.05.2023.

Proceedings dated: 29.05.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case is present on behalf of the promoter. Shri Anitesh Singh, Senior Manager-GA is present on behalf of the promoter. Reply has been submitted by the promoter and seeks two weeks' time to rectify the deficiencies. Request is allowed. It is the last opportunity to rectify the deficiencies. Matter to come up on 12.6.2023 for further proceedings.

25.	**Present compliance status as on 12.06.2023 of deficient documents as observed on last hearing i.e., 29.05.2023**	1. REP-V form needs to be submitted. **Status: - Not Done** 2. Corrections in online DPI needs to be done. **Status: - Not Done** 3. Deficit fee of ₹7,10,240/- needs to be paid. **Status: - Submitted the deficit fee vide DDno.298490 Rs. 7,10,240/- dated 01.05.2023.** 4. The applicant promoter M/s Emaar India Limited has applied for extension of registration of the project. Therefore, the earlier registration certificate no. GGM/297/2018/29 dated 29.11.2018 was issued on the name of M/s Emaar MGF Land Limited. The promoter is directed to clarify the same. **Status: - Provided** 5. Copy of approved environment clearance approval need to be provided. **Status: - Provided** 6. Copy of approved fire scheme approval need to be provided. **Status: - Provided** 7. Copy of renewal building plans BR-III need to be submitted. **Status: - Applied for renewal on 27.12.2021. Receipt enclosed.** 8. Copy of approved AAI NOC need to be submitted. **Status: - Provided** 9. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. **Status: - Provided** 10. Details of unsold flats need to be provided. **Status: - Provided** 11. Copy of Site photographs for the physical status of construction need to be provided. **Status: - Provided**

		12. PERT Chart specifying date of completion needs to be revised. **Status: - Provided** 13. Copy of executed BBA needs to be submitted. **Status: - Provided** 14. Supporting documents for reasons for delay of the project needs to be submitted. **Status: - Provided** 15. Copy of DD submitted at the time of registration needs to be provided. **Status: - Provided** 16. Cost of the land needs to be clarified according to the area applied for the registration. **Status: - Provided** 17. CA certificate for expenditure incurred and to be incurred needs to be revised. **Status: - Revised** 18. Bank undertaking needs to be provided. **Status: - Provided** 19. Quarterly schedule of estimated expenditure needs to be corrected. **Status: - Needs to be revised** 20. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised. **Status: - Provided** 21. Cash flow statement needs to be provided. **Status: - Provided** 22. Annual statement for the financial year 2019-20 & 2020-21 needs to be provided. **Status: - Provided** 23. EDC, IDC, Conversion charges and License fee needs to be provided as per LOI. **Status: - Provided** 24. KYC of project proponents, Authorised Signatory and directors needs to be provided. **Status: - Provided** 25. Aadhar of Amit Aggarwal needs to be resubmitted. **Status: - Provided** 26. Project report needs to be provided. **Status: -Needs to be revised** 27. CA certificate for inventory details needs to be provided.

		Status: - Provided
26.	**Remarks**	1. REP-V form needs to be submitted. 2. Corrections in online DPI needs to be done. 3. Copy of renewal building plans BR-III need to be submitted. 4. Quarterly schedule of estimated expenditure needs to be corrected. 5. Project report needs to be provided.

(Asha)
Chartered Accountant

(Prachi Singh)
Planning Executive

Day and Date of hearing	Monday and 12.06.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 12.06.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case.

Sh. Anitesh Singh (AR) is present on behalf of the promoter.

The reply submitted on 09.06.2023 which needs to be examined by office.

The matter to come up on 26.06.2023.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

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

(Arun Kumar Gupta)
Chairman, HARERA