

Project The Ark  
 Promoter M/s Hero Realty Pvt. Ltd.

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

SNo.	Particulars	Details	
1.	Name of the project	The Ark	
2.	Name of the promotor	M/s Hero Realty Pvt. Ltd.	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 85, Gurugram	
5.	Legal capacity to act as a promoter	Licensee (Change of developer and transfer of license)	
6.	Name of the license holder	M/s Hero Realty Pvt. Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1363-2023	
10.	License no.	193 of 2022 dated 24.11.2022	Valid up to 23.11.2027
11.	Total licensed area	5.0125 Acres	Area to be registered 5.0125 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	30.06.2025	
13.	QPR compliance	N/A	
14.	4(2)(I)(D) compliance	N/A	
15.	Compliance of conditions of RC	N/A	
16.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	24.11.2022
	ii)	Zoning Plan Approval	02.06.2023
	iii)	Layout plan Approval	24.11.2022
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A



	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Not submitted
	viii)	Electricity load availability connection	20.04.2023
17.	<b>Fee details</b>		
	Registration fee	(19473.457 x 10) + (811.394 x 20) =Rs. 2,10,963/-	
	Processing Fee	20284.851 x 10 = Rs. 2,02,849/-	
	Late fee	Nil	
	Total fee	Rs. 4,13,812/-	
18.	DD amount	Rs. 2,02,850/- Rs. 16,227.80/- Rs. 1,94,734.20/-	
	DD no. and date	012806 dated 19.04.2023 012807 dated 19.04.2023 029886 dated 31.05.2023	
	Name of the bank issuing	HDFC Bank and Kotak Mahindra Bank	
	Deficient amount	Nil	
19.	File Status	<b>Date</b>	
	Project received on	15.05.2023	
	Notice sent on	31.05.2023	
	1 <sup>st</sup> reply submitted on	01.06.2023	
	2 <sup>nd</sup> reply submitted on	02.06.2023	
	1 <sup>st</sup> hearing on	05.06.2023	
	3 <sup>rd</sup> reply submitted on	06.06.2023	
20.	<b>Case history-</b> The promoter i.e., M/s Hero Realty Pvt. Ltd. (pursuant to change of developer and transfer of license) has applied on dated 15.05.2023 for registration of their affordable plotted colony under DDJAY namely "The Ark" located at Sector 85, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016. This application relates to the license no. 193 of 2022 dated 24.11.2022 and valid up to 23.11.2027 issued by the DTCP in favour of M/s Godson Propbuild Pvt. Ltd. in collaboration with M/s MGF Development Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 5.0125 acres in sector- 85, Gurugram.		

	<p>Further, the request in change of developer and transfer of license in favour of M/s Hero Realty Pvt. Ltd. was allowed by the DTCP vide order dated 20.04.2023.</p> <p>The current project comprises of 77 residential plots and a commercial block being developed by M/s Hero Realty 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 05.06.2023</p> <p><u>Proceedings dated 05.06.2023</u></p> <p>Coram is not complete. The matter is placed before the authority and as per the directions of authority the matter is adjourned to 07.06.2023.</p>
<p>21.</p>	<p><b>Present compliance status as on 07.06.2023 of deficient documents as observed on 05.06.2023</b></p> <ol style="list-style-type: none"> <li>1. 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.  <b>Status: Not done</b></li> <li>2. Corrections marked on the hard copy of online DPI need to be done.  <b>Status: Not done</b></li> <li>3. Deficit fee of Rs. 1,94,734.20/- needs to be paid.  <b>Status: Paid through DD no. 029886 dated 31.05.2023 of Kotak Mahindra Bank.</b></li> <li>4. Copy of information to the revenue department regarding the fact that project land licensed and bonded for setting up of a colony needs to be submitted.  <b>Status: Submitted</b></li> <li>5. Aks shijra duly certified by a revenue officer not more than six months prior to the date of application needs to be submitted.  <b>Status: Submitted</b></li> <li>6. Assurances for drinking water, water supply, construction water, and sewerage connection need to be submitted.  <b>Status: Submitted</b></li> <li>7. Approved service plans and estimates need to be submitted.  <b>Status: Not submitted</b></li> <li>8. Demarcation plan needs to be submitted.  <b>Status: Submitted</b></li> <li>9. Superimposed demarcation plan on approved layout plan needs to be submitted.  <b>Status: Submitted</b></li> <li>10. Approved zoning plan needs to be submitted.  <b>Status: Submitted</b></li> </ol>

		<p>11. PERT chart of the project proposed needs to be submitted.  <b>Status: Submitted.</b></p> <p>12. Revised allotment letter in prescribed format needs to be submitted.  <b>Status: Submitted</b></p> <p>13. Cost of land needs to be clarified according to area apply for registration.  <b>Status: Clarified</b></p> <p>14. Quarterly statement of expenditure (IDW) needs to be provided.  <b>Status: Submitted</b></p> <p>15. Project report needs to be revised.  <b>Status: Submitted.</b></p> <p>16. Cash flow statement needs to be submitted.  <b>Status: Submitted.</b></p> <p>17. CA certificate for REP 1 needs to be provided.  <b>Status: Submitted</b></p> <p>18. CA certificate for expenditure incurred and to be incurred needs to be provided.  <b>Status: Submitted</b></p> <p>19. Loan sanction letter along with disbursement and repayment schedule needs to be provided.  <b>Status: N/A as undertaking regarding no loan on project land is provided.</b></p> <p>20. Bank undertaking needs to be provided.  <b>Status: Submitted.</b></p> <p>21. Undertaking regarding no loan on project land needs to be submitted.  <b>Status: Submitted</b></p> <p>22. Others in financial resources needs to be clarified.  <b>Status: Clarified</b></p> <p>23. REP II needs to be submitted.  <b>Status: Submitted</b></p> <p>24. Undertaking regarding 10% auto deduct from separate account under section 4(2)(I)(D) for EDC needs to be submitted.  <b>Status: Submitted</b></p>
22.	Remarks	<p>1. Corrected copy of Rep-I and DPI need to be submitted. Documents need to be provided in PDF format.</p> <p>2. Approved service plans and estimates need to be submitted.</p>





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All the deficiencies have been removed except approval of service plans and estimates for which the promoter has offered to give BG of Rs. 25 lakhs in lieu of submitting the same within a period of three months from the date of issue of registration certificate. Further, correction in REP-I needs to be done. The Authority may consider for grant of registration subject to submission of security amount and corrected copy of REP-I before issuance of registration certificate.

  
(Asha)  
Chartered Accountant

  
(Ar. Neeraj Gautam)  
Associate Architectural Executive

Day and Date of hearing	Wednesday and 07.06.2023
Proceeding recorded by	Sh. Ram Niwas

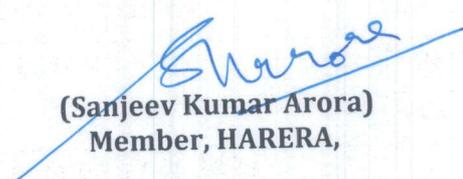
**PROCEEDINGS OF THE DAY**

Proceedings dated 07.06.2023

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

Sh. Deepak Sharma (AR), Nardev Arya (AR) and Sh. Sandeep Srivastava (AR) are present on the behalf of the promoter.

Approved as proposed.

  
(Sanjeev Kumar Arora)  
Member, HARERA,

(on EL)  
(Vijay Kumar Goyal)  
Member, HARERA,

  
(Ashok Sangwan)  
Member, HARERA,

  
(Arun Kumar Gupta)  
Chairman, HARERA,

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

