

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project Palm Meadows

Promoter M/s Gurugram Land and Finance Pvt. Ltd.

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

SNo.	Particulars	Details		
1.	Name of the project	Palm Meadows		
2.	Name of the promotor	M/s Gurugram Land and Finance Ltd.		
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 78, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	M/s Satpal Singh S/o Shishram		
7.	Whether registration applied for whole	Whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1286-2023		
10.	License no.	52 of 2023 dated 14.03.2023	valid up to 13.03.2028	
11.	Total licensed area	5.01875 Acres	Area to be registered 5.01875 Acres	
12.	Project completion date as declared u/s 4(2)(I)(c)	Needs to be submitted		
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			
17.	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	14.03.2023	13.03.2028
	ii)	Zoning Plan Approval	11.05.2023	
	iii)	Layout plan Approval	15.03.2023	

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

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	iv) Environmental Clearance	N/A
	v) Airport height clearance	N/A
	vi) Fire scheme approval	N/A
	vii) Service plan and estimate approval	Not approved
	viii) Electricity load availability connection	17.04.2023
18.	Fee details	
	Registration fee	(19497.7233 x 10) + (812.4051 x 20) =Rs. 2,11,225/-
	Late fee	Nil
	Processing fee	20310.1284 x 10 = Rs. 2,03,102/-
	Total fee	Rs. 4,14,327/-
19.	DD amount	
	DD no. and date	Rs. 5,00,000/- 018213 dated 15.05.2023
	Name of the bank issuing	HDFC
	Deficient amount	Nil
20.	File Status	
	Project received on	Date 09.06.2023
	Notice dispatched on	30.06.2023
21.	Case history- The promoter i.e., M/s Gurugram Land & Finance Pvt. Ltd. has applied on dated 09.06.2023 for registration of their affordable plotted colony under DDJAY namely "Palm Meadows" located at Sector 78, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016. This application relates to the license no. 52 of 2023 issued by the DTCP in favour of M/s Satpal Singh S/o Shishram in collaboration with M/s Gurugram Land And Finance Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 5.0187 in sector- 78, Gurugram. The current project comprises of 95 residential plots and 1 commercial block.	
22.	Present compliance status as on 03.07.2023 of deficient documents as conveyed in the deficiency notice	<ol style="list-style-type: none"> Correction in REP-I need to be done. Requisite documents need to be provided in PDF format. Status: Not done Corrections marked on the hard copy of online DPI need to be done. Status: Not done

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भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
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		<p>3. Project report needs to be submitted. Status: Not submitted</p> <p>4. Mutation, jamabandi and aks shijra duly certified by the revenue officer not more than six months prior to the date of application needs to be submitted. Status: Not submitted</p> <p>5. Non encumbrance certificate issued by the officer not below the rank of Tehsildar issued not prior than six months of the date of application needs to be submitted. Status: Not submitted</p> <p>6. Approved service plans and estimates need to be submitted. Status: Not submitted</p> <p>7. PERT chart of the project proposed needs to be submitted. Status: Not submitted</p> <p>8. Payment plan needs to be submitted. Status: Not submitted</p> <p>9. Quarterly statement for the expenditure needs to be provided. Status: Not submitted</p> <p>10. Cash flow Statement needs to be provided. Status: Not submitted</p> <p>11. Cost of the land needs to be clarified according to the area applied for the registration. Status: Not submitted</p> <p>12. Financial resources of the project need to be met with project cost, financial resources need to be filled in DPI and provided. Status: Not submitted</p> <p>13. REP II needs to be revised. Status: Not submitted</p> <p>14. The board resolution for operation of bank account is submitted properly specifying same to be 70% collection account as per RERA rules needs to be provided. Status: Not submitted</p> <p>15. Details of all authorized signatories to operate the bank account needs to be provided. Status: Not submitted</p> <p>16. CA certificate for expenses incurred and to be incurred needs to be match with DPI. Status: Not submitted</p> <p>17. KYC of the person operating the bank account needs to be provided.</p>
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		<p>Status: Not submitted</p> <p>18. Annual statement of accounts for the financial year 2020-21 and 2021-22 needs to be provided.</p> <p>Status: Not submitted</p> <p>19. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.</p> <p>Status: Not submitted</p> <p>20. Affidavit of 10% auto deduct of EDC needs to be submitted.</p> <p>Status: Not submitted</p> <p>21. CA certificate for non-default needs to be revised.</p> <p>Status: Not submitted</p> <p>22. Bank undertaking needs to be provided.</p> <p>Status: Not submitted</p>
23.	Remarks	Notice dispatched on 30.06.2023. No reply has been received in the Authority.
<p><i>Asha</i> (Asha) Chartered Accountant</p>		<p><i>Neeraj</i> (Neeraj Gautam) Associate Architectural Executive</p>

Day and Date of hearing	Monday and 03.07.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 03.07.2023.

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

Sh. Ankit Singh (AR) is present on the behalf of the promoter. The AR of the promoter requests three weeks' time to submit the deficiencies in the Authority.

The matter to come up on 24.07.2023

Sanjeev
(Sanjeev Kumar Arora)
Member, HARERA

Ashok
(Ashok Sangwan)
Member, HARERA

Vijay
(Vijay Kumar Goyal)
Member, HARERA