

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. (Collaborator)		
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)	13.03.2028		
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 Approval	Plan	11.05.2023
iii)	Layout Approval	plan	15.03.2023
iv)	Environmental Clearance		N/A
v)	Airport clearance	height	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	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	
	First hearing on	03.07.2023	
	First reply submitted on	20.07.2023	
21.	Case history-		

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



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.

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

22. **Present compliance status as on 24.07.2023 of deficient documents as observed on 03.07.2023**

1. Correction in REP-I need to be done. Requisite documents need to be provided in PDF format.
Status: Not done
2. Corrections marked on the hard copy of online DPI need to be done.
Status: Not done
3. Project report needs to be submitted.
Status: Submitted. Needs to be revised.
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: Submitted. Copy of mutations for the licensed land needs to be submitted.
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: Submitted
6. Approved service plans and estimates need to be submitted.
Status: Not submitted
7. PERT chart of the project proposed needs to be submitted.



Status: Submitted

8. Payment plan needs to be submitted.

Status: Not submitted

9. Quarterly statement for the expenditure needs to be provided.

Status: Submitted. Needs to be revised.

10. Cash flow Statement needs to be provided.

Status: Submitted. Needs to be revised.

11. Cost of the land needs to be clarified according to the area applied for the registration.

Status: Submitted. Needs to be revised.

12. Financial resources of the project need to be met with project cost, financial resources need to be filled in DPI and provided.

Status: Corrected copy of DPI not submitted.

13. REP II needs to be revised.

Status: Submitted

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: Submitted

15. Details of all authorized signatories to operate the bank account needs to be provided.

Status: Submitted

16. CA certificate for expenses incurred and to be incurred needs to be match with DPI.

Status: Not submitted

17. KYC of the person operating the bank account needs to be provided.

Status: Submitted

18. Annual statement of accounts for the financial year 2020-21 and 2021-22 needs to be provided.

Status: Not submitted

19. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.

Status: Submitted. However details can't be verified as corrected DPI not submitted.



		<p>20. Affidavit of 10% auto deduct of EDC needs to be submitted. Status: Submitted</p> <p>21. CA certificate for non-default needs to be revised. Status: Not submitted</p> <p>22. Bank undertaking needs to be provided. Status: Submitted</p>
23.	Remarks	<p>1. Correction in REP-I need to be done. Requisite documents need to be provided in PDF format. Status: Not done</p> <p>2. Corrections marked on the hard copy of online DPI need to be done. Status: Not done</p> <p>3. Project report needs to be submitted. Status: Submitted. Needs to be revised.</p> <p>4. Copy of mutation 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. Approved service plans and estimates need to be submitted. Status: Not submitted</p> <p>6. Payment plan needs to be submitted. Status: Not submitted</p> <p>7. Quarterly statement for the expenditure needs to be provided. Status: Submitted. Needs to be revised.</p> <p>8. Cash flow Statement needs to be provided. Status: Submitted. Needs to be revised.</p> <p>9. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted. Needs to be revised.</p> <p>10. Financial resources of the project need to be met with project cost, financial resources need to be filled in DPI and provided. Status: Corrected copy of DPI not submitted.</p> <p>11. CA certificate for expenses incurred and to be incurred needs to be match with DPI. Status: Not submitted</p>



	<p>12. Annual statement of accounts for the financial year 2020-21 and 2021-22 needs to be provided. Status: Not submitted</p> <p>13. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted. However, details can't be verified as corrected DPI not submitted.</p> <p>14. CA certificate for non-default needs to be revised. Status: Not submitted</p>
<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 24.07.2023	
Proceeding recorded by	Sh. Ram Niwas	
PROCEEDINGS OF THE DAY		
Proceedings dated 24.07.2023		
Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha, Chartered Accountant briefed about the facts of the case.		
Sh. Pawan Kumar (AR) is present on the behalf of the promoter.		
The AR of the promoter is directed to rectify the remaining deficiencies which have already been conveyed before the next date of hearing.		
The matter to come up on 07.08.2023.		
<p><i>Sanjeev</i> (Sanjeev Kumar Arora) Member, HARERA</p>	<p><i>Ashok</i> (Ashok Sangwan) Member, HARERA</p>	<p><i>Vijay</i> (Vijay Kumar Goyal) Member, HARERA</p>
<p><i>Arun</i> (Arun Kumar Gupta) Chairman, HARERA</p>		