



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 लाईस 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. (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	Area to be registered	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)(l)(c)	13.03.2028		
13.	QPR compliance	N/A		
14.	4(2)(l)(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

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Act No. 16 of 2016 Passed by the Parliament

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



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		28.07.2023
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	09.06.2023	
	Notice dispatched on	30.06.2023	
	First hearing on	03.07.2023	
	First reply submitted on	20.07.2023	
	Second hearing on	24.07.2023	

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	Second reply submitted on	03.08.2023
21.	<p>Case history-</p> <p>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.</p> <p>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.</p> <p>The current project comprises of 95 residential plots and 1 commercial block.</p> <p><u>Proceedings dated 03.07.2023</u></p> <p>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.</p> <p>The matter to come up on 24.07.2023</p> <p><u>Proceedings dated 24.07.2023</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Pawan Kumar is present on the behalf of the promoter.</p> <p>The AR of the promoter is directed to rectify the remaining deficiencies which have already been conveyed before the next date of hearing.</p> <p>The matter to come up on 07.08.2023.</p>	
22.	<p>Present compliance status as on 07.08.2023 of deficient documents as observed on 24.07.2023</p>	<ol style="list-style-type: none">1. Correction in REP-I need to be done. Requisite documents need to be provided in PDF format. Status: Not done2. Corrections marked on the hard copy of online DPI need to be done. Status: Not done3. Project report needs to be submitted. Status: Submitted. Needs to be revised.4. It is noted that as per the collaboration agreement, the promoter will only be marketing, booking and selling the plots of the developer's share only.



		<p>Therefore, a list of plots allocated to the developer and the landowner duly signed by both the landowners and the promoter needs to be submitted.</p> <p>Status: Not submitted</p> <p>5. Copy of mutation duly certified by the revenue officer not more than six months prior to the date of application needs to be submitted.</p> <p>Status: Submitted</p> <p>6. Approved service plans and estimates need to be submitted.</p> <p>Status: Submitted</p> <p>7. Payment plan needs to be submitted.</p> <p>Status: Submitted. Needs to be revised.</p> <p>8. Quarterly statement for the expenditure needs to be provided.</p> <p>Status: Submitted. Needs to be revised as it does not match with DPI.</p> <p>9. Cash flow Statement needs to be provided.</p> <p>Status: Submitted. Needs to be revised as it does not match with DPI.</p> <p>10. Cost of the land needs to be clarified according to the area applied for the registration.</p> <p>Status: Submitted. Needs to be revised.</p> <p>11. Financial resources of the project need to be met with project cost, financial resources need to be filled in DPI and provided.</p> <p>Status: Not done</p> <p>12. CA certificate for expenses incurred and to be incurred needs to be match with DPI.</p> <p>Status: Not submitted</p> <p>13. Annual statement of accounts for the financial year 2020-21 and 2021-22 needs to be provided.</p> <p>Status: Not submitted</p> <p>14. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.</p> <p>Status: Submitted. However, needs to be revised as project cost does not match with DPI</p> <p>15. CA certificate for non-default needs to be revised.</p>
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		Status: Submitted
23.	Remarks	<ol style="list-style-type: none">1. Correction in REP-I need to be done. Requisite documents need to be provided in PDF format. Status: Not done2. Corrections marked on the hard copy of online DPI need to be done. Status: Not done3. Project report needs to be submitted. Status: Submitted. Needs to be revised.4. It is noted that as per the collaboration agreement, the promoter will only be marketing, booking and selling the plots of the developer's share only. Therefore, a list of plots allocated to the developer and the landowner duly signed by both the landowners and the promoter needs to be submitted. Status: Not submitted5. Payment plan needs to be submitted. Status: Submitted. Needs to be revised.6. Quarterly statement for the expenditure needs to be provided. Status: Submitted. Needs to be revised as it does not match with DPI.7. Cash flow Statement needs to be provided. Status: Submitted. Needs to be revised as it does not match with DPI.8. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted. Needs to be revised.9. Financial resources of the project need to be met with project cost, financial resources need to be filled in DPI and provided. Status: not done10. CA certificate for expenses incurred and to be incurred needs to be match with DPI. Status: Not submitted11. Annual statement of accounts for the financial year 2020-21 and 2021-22 needs to be provided. Status: Not submitted

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	12. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted. However, needs to be revised as project cost does not match with DPI
 (Asha) Chartered Accountant	 (Neeraj Gautam) Associate Architectural Executive

Day and Date of hearing	Monday and 07.08.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY


Proceedings dated 07.08.2023

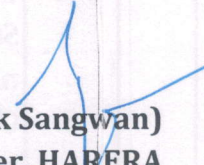
Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha, Chartered Accountant briefed about the facts of the case.


Sh. Pawan Kumar is present on the behalf of the promoter.


The AR of the promoter submits that requisite clarification with respect to allocation of plots of the land owner share along with other clarification has been submitted on 04.08.2023. The same needs to be scrutinised by the office.

The matter to come up on 21.08.2023.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA