

## 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 लाईंस गुरुग्रामए हरियाणा

Project

**ROF Normanton Mall** 

Promoter

M/s ROF Infratech and Housing Private Limited

SNo.	Partio	culars	Details	75 C	
1.	Name	of the project	ROF Normanton Mall		
2.	Name	me of the promotor M/s ROF Infratech and Housing Private Limited		g Private Limited	
3.	Nature of the project		Distinct commercial component under DDJAY plotted colony		
4.	Location of the project		Sector-36, Sohna, Gurugram		
5.	Legal capacity to act as a promoter		Licensee		
6.	Name of the license holder M/		M/s ROF Infrat	M/s ROF Infratech and Housing Private Limited	
7.	Whether registration applied for whole		Whole		
8.	Phase no. N/A		er Facilities (		
9.	Onlin	e application ID	RERA-GRG-PROJ-1255-2023		
10.	Licen	se no.	92 of 2021 Valid up to 11.11.20		Valid up to 11.11.2026
11.	Total	licensed area	14.775 Acres	Area to be registered	0.5764 Acres
12.	Project completion date as declared u/s 4(2)(1)(c)		31.12.2026		
13.	QPR compliance		Not submitted		
14.	4(2)(l)(D) compliance		Not submitted for year 2021-2022		
15.	RC compliances of plotted colony registered vide RC no. 2022/08		1.Zoning Plan- Submitted     2. Service plans and Estimates- Not submitted     3.GST Registration Certificate - Submitted		
16.	Statutory approvals either applied for or obtained prior to registration				
	S.No	Particulars	Date of appro	val	Validity up to
	i)	License Approval	12.11.2021	Tuel   del	11.11.2026
	ii) Zoning Plan Approval		8244 dated 11.04.2022		



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	HH)	Layout plan Approval	80 <b>03</b> dated 15.11.2021	Control of the contro	
	iv)	Building plan approval for residential	N/A		
	iv)	Building plan approval for commercial	2551 dated 13.04.2023	12.04.2025	
	v)	Environmental Clearance	Not applicable	and other light	
	vi)	Airport height clearance	N/A	Cargoria Satray Sine 2013	
	vii)	Fire scheme approval	Applied on 30.05.2023		
	viii)	Service plan and estimate approval	Applied on 24.01.2022	tratement in emission is	
	ix)	Electricity load availability connection	Ch.13/Drg26B dated 21.09	2.2021	
17.	Fee d	etails-	ages of meteodorf 2000 at 180 at 190	relative operated Life a second	
	Registration fee		Residential area-Not applicable  Commercial area- 0.5764*4046.86*1.87*1.87*20=₹1,63,138/-		
	Processing Fee		Residential area- Not applicable		
	Late fee		Commercial area- 0.5764*4046.86*1.87*10=₹43,620/- N/A		
	Total fee		₹2,06,758/-		
18	DD amount		<b>经验证人的</b> 在关于对于,但是是一种特别的。		
18.	DD ar		ESSALL SHOACTTAIL III	de un benanció de la	
18.			Rs 4,59,481/- 739224 dated 03.05.2023		
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19.	DD no Name Defici File S Proje First I 1st rep Secon Third	nount  o. and date  of the bank issuing ient amount tatus  ct received on notice sent on hearing on oly submitted on d hearing on	Rs 4,59,481/- 739224 dated 03.05.2023  PNB Bank Nil  Date  08.05.2023 24.05.2023 29.05.2023 02.06.2023 12.06.2023	AND	



Project

**ROF Normanton Mall** 

Promoter M/s ROF Infratech and Housing Private Limited

An application regarding registration of residential floors projects namely "ROF Normanton Park" situated at Sector-36, Sohna, Gurugram, Haryana being developed by M/s ROF Infratech and Housing Private Limited was submitted on 08.05.2023 under section 4 of Real Estate (Regulation and Development), Act 2016.

This application is for registration of residential floors project admeasuring an area of 14.7750 acres for which the license vide no. 92 of 2021 dated 12.11.2021 valid up to 11.11.2026 has been issued by DTCP in favor of M/s ROF Infratech and Housing Private Limited.

The project consists of 233 residential plots out of 115 unfrozen plots and 118 frozen plots, and 1 commercial block proposed which got registered by the authority vide RC no. 08 of 2022 dated 07.02.2022.

Now, the promoter has submitted the application for development of independent residential floors on 20 residential plots on which 80 units and 1 commercial block are to be constructed.

On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/614 dated 24.05.2023.

## Proceedings dated 29.05.2023

Ms. Prachi Singh Planning Executive briefed about the facts of the case. Sh. Sanjeev Sharma

authorised representative is present on the behalf of the promoter and states that the reply will be submitted today in the registry of the authority and seeks two weeks' time. Matter to come up on 12.6.2023 for further proceedings.

## Proceedings dated 12.06.2023

Ms. Prachi Singh Planning Executive briefed about the facts of the case. Sh. Sanjeev Kumar (AR) is present on the behalf of the promoter. The promoter is direct to remove the remaining deficiencies in the application within one month. The separate proceedings for non- compliance of conditions of RC should be initiated. The matter to come up on 10.07.2023.

## Proceedings dated 10.07.2023

Ms. Prachi Singh Planning Executive briefed about the facts of the case. Sh. Sanjeev Sharma (AR) is present on the behalf of the promoter and requests for three weeks' time for compliance of deficiencies. The promoter requested to amend the application for registration and apply for commercial area only. The authority directs the applicant promoter that if the promoter applicant wants, the application may be amended. The matter to come up on 07.08.2023.

The promoter has submitted an amended application for registration of the project for commercial area admeasuring i.e., 0.5764 acres vide receipt no. 56463 dated 27.07.2023 in the registry of the authority. On scrutiny of the documents, the following observations are still pending which are mentioned below: -

21. Present compliance status as 1. on 07.08.2023 of deficient documents as conveyed in the

The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).

Status: - Not Done



Project

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Promoter M/s ROF Infratech and Housing Private Limited

22.	Remarks	<ol> <li>The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).</li> <li>Corrections in Detailed Project Information needs to be done.</li> </ol>
	iscreamons are will pending w	Status: -Needs to be revised
	dated 27.07.2023 to the region	15. CA certificate of expenditure incurred and to be incurred needs to be match with DPI.
	not set topione at the not settles con	
	up on 07.48.2073	
	promoter that if the promoter a	Status Not applicable
	o but missing for togication and a	submitted.
	c three weeks time for compile	13. Order of defreezing of plots from DTCP, Haryana need to be
	s of the case. Sit. Saviner Sharms	Status: -Provided but not on latest date
		the Revenue department need to be provided on latest date.
		12. Copy of non-encumbrance certificate certified by tehsildar of
	number of the state of the stat	Status: - Not applicable
	n to reason or mendanting definition for the last of t	병에 가장 하는 아이들 때문에 가장 하는 것이 되었다. 그는 사람들은 사람들은 사람들은 사람들은 사람들이 되었다. 그는 사람들이 되었다.
	g of the cush an american renewal	10. Complete details in PERT Chart needs to be submitted.  Status: - Revised
		Status: - Revised
		9. Revised copy of project report needs to be submitted.
		Status: - Applied on 24.01.2022. Receipt enclosed
	true weeks to the Martin tel con-	[20] 이 시작 [20] [20] [20] [20] [20] [20] [20] [20]
	deposed and some been assessed	8. Approved service plans and estimates along with the sanction
	consolidate sales of the sales of the sales and the	Status: - Provided for commercial area
		elevation plan and structural plan need to be submitted.
		7. Copies of approved X-section plan, Floor plan, apartment plan,
	ISSNS TO AS hored a country of	Status: -Applied on 30.05.2023. Receipt enclosed
	evieson processions exists asset	<ol><li>Copy of approved fire scheme approval/sanction letter for commercial and residential area need to be provided.</li></ol>
	badaustence all or era stock	Status: -Revised
	apment of microsmount residents	5. REP-II needs to be revised.
		Status: -Provided for commercial area
	End to 80 on 25 else of realist	paid.
	frozen giets and 118 frozen piet	building plans any deficit fee comes out then the same shall be
		calculated. Hence, after the submission of the approved
	best	appropriate registration and processing fee cannot be
	wild up to 11.17.2026 has been in	4. Since the approved building plan is not provided, the
	T PA to seem on three combiners	
		3. Copy of building plans of residential plots needs to be provided.
	Onlines III retricts that I have be accepted	Status: - Not Done
	hearing dated 10.07.2023.	2. Corrections in Detailed Project Information needs to be done.



Project Promoter **ROF Normanton Mall** 

M/s ROF Infratech and Housing Private Limited

3. Copy of approved fire scheme approval/sanction letter for
commercial and residential area need to be provided.
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4. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted.

5. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be provided on latest date.

6. Cash flow statement needs to be corrected.

7. CA certificate of expenditure incurred and to be incurred needs to be match with DPI.

**Chartered Accountant** 

(Prachi Singh) **Planning 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

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

Sh. Sanjeev Kumar (AR) is present on behalf of the promoter.

The AR of the promoter requested for four weeks time to submit compliances. Request is allowed.

The mater to come up on 04.09.2023.

(Sanjeev Kumar Arora) Member, HARERA

(Ashok Sangwan) Member, HARERA (Vijay Kumar Goyal) Member, HARERA

(Arun Kumar Gupta) Chairman, HARERA



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Approved Selvice plans and estimates along with the scale in letter is seal from DFCP need to be submitted.

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Cash flow statement needs to be consided.

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(Ashek Saligwan) Member, BARRRA

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