



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 लाईंस गुरुग्राम हरियाणा

Project ROF Normanton Mall

Promoter M/s ROF Infratech and Housing Private Limited

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

SNo.	Particulars	Details		
1.	Name of the project	ROF Normanton Mall		
2.	Name of the promotor	M/s ROF Infratech and Housing 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/s ROF Infratech and Housing Private Limited		
7.	Whether registration applied for whole	Whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1255-2023		
10.	License no.	92 of 2021	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)(I)(c)	31.12.2026		
13.	QPR compliance	Not submitted		
14.	4(2)(I)(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 approval	Validity up to
	i)	License Approval	12.11.2021	11.11.2026
	ii)	Zoning Plan Approval	8244 dated 11.04.2022	

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

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	iii) Layout plan Approval	8003 dated 15.11.2021	
	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	
	vi) Airport height clearance	N/A	
	vii) Fire scheme approval	Applied on 30.05.2023	
	viii) Service plan and estimate approval	Applied on 24.01.2022	
	ix) Electricity load availability connection	Ch.13/Drg. -26B dated 21.09.2021	
17.	Fee details-		
	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 Commercial area- 0.5764*4046.86*1.87*10=₹43,620/-	
	Late fee	N/A	
	Total fee	₹2,06,758/-	
18.	DD amount	Rs 4,59,481/-	
	DD no. and date	739224 dated 03.05.2023	
	Name of the bank issuing	PNB Bank	
	Deficient amount	Nil	
19.	File Status	Date	
	Project received on	08.05.2023	
	First notice sent on	24.05.2023	
	First hearing on	29.05.2023	
	1st reply submitted on	02.06.2023	
	Second hearing on	12.06.2023	
	Third hearing on	10.07.2023	
	2nd reply submitted on	27.07.2023	
20.	Case history-		

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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: -

<p>21. Present compliance status as on 07.08.2023 of deficient documents as conveyed in the</p>	<p>1. 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</p>
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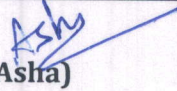
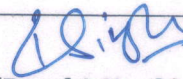
<p>hearing dated 10.07.2023.</p>	<ol style="list-style-type: none"> 2. Corrections in Detailed Project Information needs to be done. Status: - Not Done 3. Copy of building plans of residential plots needs to be provided. Status: -Not applicable 4. Since the approved building plan is not provided, the appropriate registration and processing fee cannot be calculated. Hence, after the submission of the approved building plans any deficit fee comes out then the same shall be paid. Status: -Provided for commercial area 5. REP-II needs to be revised. Status: -Revised 6. Copy of approved fire scheme approval/sanction letter for commercial and residential area need to be provided. Status: -Applied on 30.05.2023. Receipt enclosed 7. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted. Status: - Provided for commercial area 8. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted. Status: - Applied on 24.01.2022. Receipt enclosed 9. Revised copy of project report needs to be submitted. Status: - Revised 10. Complete details in PERT Chart needs to be submitted. Status: - Revised 11. Details of frozen and unfrozen plots needs to be submitted. Status: - Not applicable 12. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be provided on latest date. Status: -Provided but not on latest date 13. Order of defreezing of plots from DTCP, Haryana need to be submitted. Status: -Not applicable 14. Cash flow statement needs to be corrected. Status: -Needs to be revised 15. CA certificate of expenditure incurred and to be incurred needs to be match with DPI. Status: -Needs to be revised
<p>22. Remarks</p>	<ol style="list-style-type: none"> 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). 2. Corrections in Detailed Project Information needs to be done.

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	<ol style="list-style-type: none"> 3. Copy of approved fire scheme approval/sanction letter for commercial and residential area need to be provided. 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.
 (Asha) 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

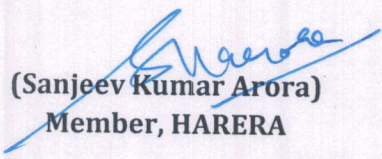
Proceedings dated 07.08.2023

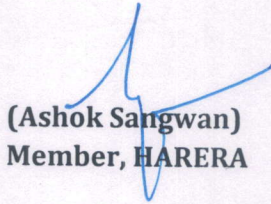
Ms. Prachi Singh Planning Executive briefed about the facts of the case.

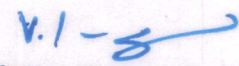
Sh. Sanjeev Kumar (AR) is present on behalf of the promoter.

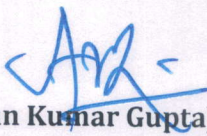
The AR of the promoter requested for four weeks time to submit compliances. Request is allowed.

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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