

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**Project - Urban Oasis Phase- 1 & 2
RERA-GRG-1390-2023**
Hearing brief for registration of Project u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Urban Oasis Phase -1 & 2	
2.	Name of the promoter	Emaar India Ltd. (formerly known as Emaar MGF Land Limited)	
3.	Nature of the project	Distinct Group Housing	
4.	Location of the project	Sector- 62 & 65, Gurugram	
5.	Legal capacity to act as a promoter	(Collaborator)	
6.	Name of the license holder	M/s Active Promoters Pvt. Ltd. and Others	
7.	Status of project	New	
8.	Whether registration applied for whole	Phase	
	Phase no.	1 & 2	
9.	Online application ID	RERA-GRG-PROJ-1390-2023	
10.	License no.	10 of 2009 dated 21.05.2009.	valid up to 20.05.2024.
		113 of 2011 dated 22.12.2011.	valid up to 21.12.2024.
		117 of 2022 dated 12.08.2022.	valid up to 11.08.2027.
11.	Total licensed area	177.86 acres	Area to be registered 6.64 acres
12.	Projected completion date	30.09.2028	
13.	QPR Compliances (if applicable)	RC 162 of 2017 - June 19 - June 23 Submitted and Dec 17- March 2019 pending. RC 60 of 2023 - N/A.	
14.	4(2)(I)(D) Compliances (if applicable)	RC 162 of 2017 - Submitted. RC 60 of 2023 - N/A.	
15.	4(2)(I)(C) Compliances (if applicable)	RC 162 of 2017 - Expired on 28.02.2023. (Show Cause notice issued) RC 60 of 2023 - N/A	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	RC 162 of 2017 - RERA-GRG-5003-2022 - SCN for 4(2)(I)(D) compliance RERA-GRG-3241-2023 - SCN for 4(2)(I)(C) compliance RERA-GRG-3193-2022 - SCN for QPR compliance RC 60 OF 2023 - N/A	
18.	RC Conditions Compliances (if applicable)	RC 162 of 2017 - N/A RC no. 60 of 2023 - Approved service plan & Estimates within 3 months i.e., 07.08.2023 - Not Submitted.	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	
		10 of 2009 dated 21.05.2009.	20.05.2024.
		113 of 2011 dated 22.12.2011.	21.12.2024.
		117 of 2022 dated 12.08.2022.	11.08.2027.
	ii)	Zoning Plan Approval	
		9086 dated 21.03.2023	

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
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

iii)	Building plan Approval	ZP-560-B/JD(RA)/2023/22966 dated 12.07.2023	11.07.2028
iv)	Environmental Clearance	SEIAA/HR/2015/35 dated 05.01.2015	04.01.2025
v)	Airport height clearance	AAI/RHQ/NR/ATM/NC/2023/285/1014-17 dated 12.05.2023	11.05.2031
vi)	Fire scheme approval	Applied on 20.07.2023.	
vii)	Service plan and estimate approval	Applied on 17.07.2023.	
20.	Fee Details		
	Registration Fee	69,195.015* 1.87* 10 = Rs 12,93,947/-	
	Processing Fee	69,195.015* 10 = Rs 6,91,950/-	
	Late Fee	N/A	
	Total Fee	Rs 19,85,897/-	
21.	DD amount	Rs 14,43,000/- Rs 5,42,894/-	
	DD no. and date	298940 dated 06.07.2023. 299035 dated 27.07.2023.	
	Online amount	Rs 5/-	
	Transaction no. and date	AXOMB32130345528 dated 01.08.2023.	
	Name of the bank issuing	HSBC	
	Deficient amount	NIL	
22.	File Status	Date	
	File received on	13.07.2023	
	First notice Sent on	27.07.2023	
	First hearing on	07.08.2023	
23.	Case History:	<p>The Promoter M/s Emaar India Ltd. (formerly known as Emaar MGF Land Limited) who is a collaborator applied for the registration of real estate group housing colony (Distinct group housing component of Residential plotted colony) namely "Urban Oasis Phase - 1 & 2" located at Sector-62 & 65, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 55705 dated 13.07.2023 and RPIN-635. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1390-2023. The project area for registration is 6.64 acres but the licensed area i.e., 177.86 acres granted under License no - 10 of 2009 dated 21.05.2009 which is valid upto 20.05.2024, License no - 113 of 2011 dated 22.12.2011 which is valid upto 21.12.2024 and 117 of 2022 dated 12.08.2022 which is valid upto 11.08.2027.</p> <p>The licenses have been obtained for the development of the residential plotted colony having an area 177.86 acres out of which 9.53 acres is for the group housing component. The phasing has been done by the DTCP while approval of building plans of the group housing. The group housing is to be developed in 4 phases out of which the promoter has applied for an area admeasuring 6.64 acres which comes under Phase 1 & 2. The convenient shopping is approved in the Phase III and EWS is not a part of any phases and the promoter did not applied for the registration of same.</p> <p>The total licensed area is 177.8605 acres out of which an area admeasuring 71.2905 acres was completed before the commencement of the Act, accordingly the registration of the same was not required under the Act. Further, the project/ phase developed on an area admeasuring 55.962 acres already registered in the Authority vide registration no. 162 of 2017 dated 29.08.2017 and for 50.61 acres was registered vide registration no. 60 of 2023 dated 08.05.2023.</p>	



	<p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/635 dated 27.07.2023 was issued to the promoter with an opportunity of being heard on 07.08.2023.</p> <p>The promoter has submitted a reply on 28.07.2023 and 04.08.2023 which are scrutinized and the status of the documents is mentioned below:</p>	
<p>24.</p>	<p>Present compliance status as on 07.08.2023 of deficient documents conveyed vide notice dated 27.07.2023.</p>	<ol style="list-style-type: none">1. Deficit Fee- Rs 5,42,897/-. Status: Submitted DD no. 299035 dated 27.07.2023 amounting to Rs 5,42,894/- and Online amount Rs 5/- through transaction no. AXOMB32130345528 dated 01.08.2023.2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted but needs to be corrected.3. Online DPI needs to be corrected. Status: Submitted but needs to be corrected.4. Fire Scheme approval needs to be submitted. Status: Applied on 20.07.2023.5. Approved Service plan and estimates needs to be submitted. Status: Applied on 17.07.2023.6. Affidavit for non-applicability of Tree cutting permission needs to be submitted. Status: Submitted NOC approved vide memo no. PQX-PU8-EMR5 dated 20.07.2023.7. Approval NOC's from various agencies for connecting external services like water supply, sewerage and storm water needs to be submitted. Status: Submitted.8. Pert chart needs to be revised. Status: Submitted.9. Allottee related documents like draft application form, allotment letter, builder buyer agreement and conveyance deed needs to be revised. Status: Submitted.10. HUDA construction water NOC needs to be submitted. Status: Submitted, approved vide memo. GMDA/SEW/2023/693 dated 27.07.2023.11. Mining permission needs to be submitted. Status: Submitted, no. 4884 dated 18.07.2023.12. Draft brochure needs to be re-submitted. Status: Submitted.13. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted.



		<p>14. CA certificate for expenditure incurred not match with DPI. Correction needs to be done. Status: Submitted.</p> <p>15. Quarterly schedule of estimated expenditure needs to be submitted. Status: Submitted.</p> <p>16. Cash flow statement needs to be revised. Status: Submitted.</p> <p>17. Copy of paid challan of EDC, IDC and license fee needs to be submitted. Status: Submitted.</p> <p>18. KYC of authorised person (H.E Mohamed Ali Rashed Alabbar, Mr. Haroom Saeed Siddiqui, Mr. Sumil Mathur, Mr. Sujeet Kumar, and Tanuj Kandelwal) to operate bank needs to be submitted. Status: Submitted.</p> <p>19. Project report needs to be submitted. Status: Submitted.</p> <p>20. Latest CA certificate for non-default needs to be submitted. Status: Submitted.</p> <p>21. Rate of EDC, IDC conversion charges and license fee needs to be filled in DPI as per LOI. Status: Submitted.</p> <p>22. Others in financial resources needs to be clarified. Status: Submitted.</p> <p>23. CA certificate for REP 1 needs to be submitted. Status: Submitted.</p> <p>24. ROC statement showing details needs to be submitted. Status: Submitted.</p> <p>25. Bank Undertaking needs to be submitted as per RERA prescribed format. Status: Submitted.</p>
--	--	--

25.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Fire Scheme approval needs to be submitted.</p> <p>4. Approved Service plan and estimates needs to be submitted.</p>
-----	----------------	---

Recommendations:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form, Fire Scheme approval and Approved Service plan & estimates.

The promoter shall submit two BG/DD of Rs 25 lakhs each as a security amount to submit the Fire Scheme approval and Approved service plan & estimates within 3 months from the date of issuance of registration



certificate. Further, the promoter shall submit the approved service plans and estimates in respect of the residential plotted colony registered vide registration no. 60 of 2023 which was issued conditionally within seven days.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

Asha
Asha

Chartered Accountant

Ashish Kush
07/08/2023

Ashish Kush
Planning Executive

Day and Date of hearing

Monday and 07.08.2023

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 07.08.2023.

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Anitesh Singh (AR) and Sh. Sujeet Kumar are present on behalf of the promoter.

Approved as proposed subject to submission of BG/DD of Rs. 25 Lakh each for submission of Fire scheme approval and Approved service plans and estimates within 3 months from the date of registration for the Phase being applied now. Further, regarding the earlier condition of submission of approved service plans and estimates in respect of residential plotted colony which was registered vide registration no. 60 of 2023, the AR of the promoter submits that the service plans and estimates are under final approval/signature in the DGTCP Office and will be submitted within next seven days.

The registration proposal above is approved. The registration certificate shall be issued after submission of above BGs/ DDs, corrected Online DPI, corrected online A-H form as well as approved service plans and estimates in respect of the residential plotted colony registered vide registration no. 60 of 2023.

Sanjeev Kumar Arora
(Sanjeev Kumar Arora)
Member, HARERA

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar Gupta
(Arun Kumar Gupta)
Chairman, HARERA

Proceedings recorded by	Chartered Accountant
Day and Date of Meeting	Monday 01/08/2023
Place	Room Nivara
Chartered Accountant	<i>[Signature]</i>

PROCEEDINGS OF THE DAY

Proceedings dated 01/08/2023

21. Anand Singh (AR) and Mr. Anand Kumar are present on behalf of the promoter.

22. Ashish Keshu Planning Executive and Mr. Ashish Chartered Accountant presided about the details of the case.

Approved as proposed subject to submission of BQ/D of Rs. 25 Lakh each for submission of Form 308A and Approved service plan and estimates within 3 months from the date of registration for the approval and Approved service plan and estimates regarding the earlier condition of approved service plan and estimates in respect of residential plotted colony which was registered vide registration no. 60 of 2023. The AR of the promoter submits that the service plans and estimates are under final approval stage in the DDCP Office and will be submitted within next seven days.

The registration proposal above is approved. The registration certificate shall be issued after submission of above BQ/D corrected online DPL corrected online A-1 form as well as approved service plan and estimates in respect of the residential plotted colony registered vide registration no. 60 of 2023.

[Signature]
 (Vijay Kumar, Member)
 Member, HAREKA

[Signature]
 (Ashish Singhania)
 Member, HAREKA

[Signature]
 (Sanjeev Kumar Arora)
 Member, HAREKA

[Signature]
 (Arin Kumar Singh)
 Chairman, HAREKA