

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- Submitted on 01.09.2023(Due date was 07.05.2022 which is late by 1 year 3 months 25 days) 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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 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	26.08.2023	
	viii)	Service plan and estimate approval	31.08.2023	
	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	
	1 st reply submitted on		02.06.2023	
	Second hearing on		12.06.2023	
	Third hearing on		10.07.2023	
	2 nd reply submitted on		27.07.2023	

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	Fourth hearing on	07.08.2023
	3rd reply submitted on	01.09.2023
20.	<p>Case history- 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.</p> <p>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.</p> <p>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.</p> <p>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</p>	

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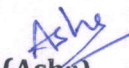

mentioned below.	Proceedings dated 07.08.2023 Ms. Prachi Singh Planning Executive briefed about the facts of the case. Sh. Sanjeev Kumar (AR) is present on behalf of the promoter. The AR of the promoter requested for four weeks' time to submit compliances. Request is allowed. The mater to come up on 04.09.2023.
21.	Present compliance status as on 04.09.2023 of deficient documents as conveyed in the hearing dated 07.08.2023. <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). Status: - Not Done2. Corrections in Detailed Project Information needs to be done. Status: - Not Done3. Copy of building plans of residential plots needs to be provided. Status: -Not applicable4. 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 area5. REP-II needs to be revised. Status: -Revised6. Copy of approved fire scheme approval/sanction letter for commercial and residential area need to be provided. Status: -Submitted7. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted. Status: - Provided for commercial area8. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted. Status: - Submitted9. Revised copy of project report needs to be submitted. Status: - Revised10. Complete details in PERT Chart needs to be submitted. Status: - Revised11. Details of frozen and unfrozen plots needs to be submitted. Status: - Not applicable12. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be provided on latest date. Status: - Submitted13. Order of defreezing of plots from DTCP, Haryana need to be submitted.

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		<p>Status: -Not applicable</p> <p>14. Cash flow statement needs to be corrected.</p> <p>Status: -Revised</p> <p>15. CA certificate of expenditure incurred and to be incurred needs to be match with DPI.</p> <p>Status: - Revised</p>
22.	Remarks	<p>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).</p> <p>2. Corrections in Detailed Project Information needs to be done.</p>
<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 have been submitted and are found to be in order as required u/s 4 of Act of 2016 and Haryana Rules, 2017 except the corrected copy of DPI, REP-1(A to H) and compliances i.e., QPR and 4(2)(l)(d) It is recommended that the Authority may consider for grant of registration subject to the submission of above mentioned deficit documents in the authority.</p>		
 (Asha) Chartered Accountant		 (Prachi Singh) Planning Executive

Day and Date of hearing	Monday and 04.09.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 04.09.2023

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

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

The applicant states that the above project is for development of 0.576 acres of commercial component as part of DDJAY plotted colony which is already registered with the Authority under RC No.08 of 2022 dated 07.02.2022. Further, the service plans and estimates required to be submitted in pursuance to the above registration has already been submitted in the Authority on 01.09.2023 along with other deficit documents and that development works have been completed and is applying to the DGTCP for grant of CC. The promoter requests for grant of registration for above distinct commercial project. Further, the promoter states

It is stated by the Project Executive that out of three approvals required to be submitted by the promoter viz i) Zoning Plan ii) Service Plans and Estimates and iii) GST Registration Certificate, Zoning Plan and GST Registration Certificate have been submitted by the promoter on 13.04.2022 and 04.03.2022. It is further stated that vide reply dated 01.09.2023 the promoter has also submitted a copy of the approved service plans and estimates which are yet to be examined. Further, it is noted that the promoter has not filed QPR and 4(2)(l)(D) compliance in respect of the registered project for which he seeks two weeks' time.

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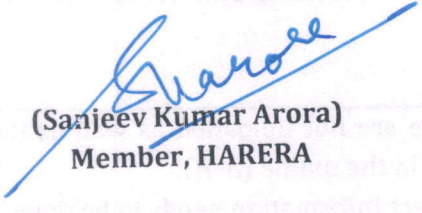
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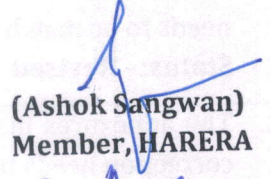
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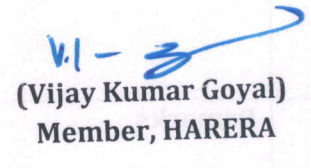


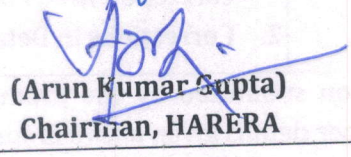
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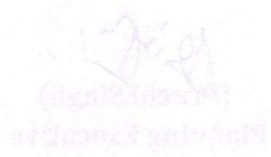
After discussions, the Authority approved the grant of registration for distinct commercial component subject to the submission of QPR and 4(2)(I)(D) reports within a period of 2 weeks failing which penal provisions as provided in the Act of 2016 are liable to be invoked.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA





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