

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

Palm Meadows

Promoter

M/s Gurugram Land and Finance Pvt. Ltd.

| SNo. | Partici | ulars | Details | | |
|------------|--|----------------------------|--|--|-------------------------|
| 1. | Name | of the project | Palm Meadows | | |
| 2. | Name | of the promotor | M/s Gurugr | am Land and Finar | nce Ltd. (Collaborator) |
| 3. | Nature of the project | | Affordable Residential Plotted Colony under DDJAY | | |
| 4. | Location of the project | | Sector 78, Gurugram | | |
| 5. | Legal promo | capacity to act as a | Collaborator | | |
| 6. | Name of the license holder | | M/s Satpal Singh S/o Shishram | | |
| 7. | Wheth for wh | ner registration applied | Whole | | |
| 8. | Phase | no. | N/A | | |
| 9. | Online | e application ID | RERA-GRG-I | RERA-GRG-PROJ-1286-2023 | |
| 10. | License | e no. | 52 of 2023 dated 14.03.2023 Valid up to 13.03.2028 | | |
| 11. | Total li | icensed area | 5.01875 Acres | Area to be registered | 5.01875 Acres |
| 12. | Project completion date as declared u/s 4(2)(1)(c) | | 13.03.2028 | | Para Sandanak da o |
| 13. | QPR compliance | | N/A | | |
| 14. | 4(2)(l)(D) compliance | | N/A | | |
| 15. | Compliance of conditions of RC | | N/A | | |
| | Statutory approvals either applied for or obtained prior to registration | | | | |
| 16. | Statuto | ry approvals either appl | ied for or ob | tained prior to re | |
| 16. 17. | Statuto S.No | ory approvals either appli | ied for or ob Date of app | AND THE REPORT OF THE PERSON NAMED IN COLUMN TWO IN COLUMN | Validity up to |
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Project Promoter Palm Meadows M/s Gurugram Land and Finance Pvt. Ltd.

| | iii) Layout plan Approval | | 15.03.2023 | | |
|-----|------------------------------|--|--|--|--|
| 149 | iv) | Environmental Clearance | N/A | | |
| | v) | Airport height clearance | | | |
| | vi) | Fire scheme approval | N/A zwoman and to annual | | |
| | vii) | Service plan and estimate approval | THE RESTRICTED FOR THE PROPERTY OF THE PROPERT | | |
| | 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 - Kebalui beltoga noiserkiger redret W V. | | |
| | Processing fee | | 20310.1284 x 10 = Rs. 2,03,102/- | | |
| | Total fee | | Rs. 4,14,327/- | | |
| 19. | DD amount | | Rs. 5,00,000/- | | |
| | DD no. and date | | 018213 dated 15.05.2023 | | |
| | Name of the bank issuing | | HDFC | | |
| | Deficient amount | | Nil High and I za camb soundermon house it was | | |
| 20. | File Status | | Date | | |
| | 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 | | |
| | Second reply submitted on | | 03.08.2023 | | |
| | Third reply submitted on | | 04.08.2023 | | |
| | Third hearing on | | 07.08.2023 | | |



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| | Fourth reply submitted on | 07.08.2023 |
|----|---------------------------|------------|
| | Fifth reply submitted on | 17.08.2023 |
| 21 | Compliate | |

21. Case history-

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. 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. The current project comprises of 95 residential plots and 1 commercial block.

Proceedings dated 03.07.2023

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.

The matter to come up on 24.07.2023

Proceedings dated 24.07.2023

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 is directed to rectify the remaining deficiencies which have already been conveyed before the next date of hearing.

The matter to come up on 07.08.2023.

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 submits that requisite clarification with respect to allocation of plots of the land owner along with other clarification has been submitted on 04.08.2023 which require to be scrutinised by the office. The matter to come up on 21.08.2023.

- 22. Present compliance status as on 21.08.2023 of deficient documents as observed on 07.08.2023
- Correction in REP-I need to be done. Requisite documents need to be provided in PDF format.

Status: Not done

2. Corrections marked on the hard copy of online DPI need to be done.

Status: Not done

3. Project report needs to be submitted.



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| | Lid. Das applied on deted Commission of the Mendows of the International Actions of the International Internationa | Status: Submitted. 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: Submitted 5. Payment plan needs to be submitted. Status: Submitted 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. 8. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted. 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 done 10. CA certificate for expenses incurred and to be incurred needs to be match with DPI. Status: Submitted |
|-----|--|--|
| | | 11. Annual statement of accounts for the financial year 2020-21 and 2021-22 needs to be provided. Status: Not applicable as company incorporated on 21.04.2022 |
| | | Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted. |
| 23. | Remarks | Correction in REP-I need to be done. Requisite documents need to be provided in PDF format. Status: Not done Corrections marked on the hard copy of online DPI need to be done. Status: Not done Quarterly statement for the expenditure needs to be |

Email: hareragurugram@gmail.com, reragurugram@gmail.com, Website: www.harera.in



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| | | Status: Submitted. Needs to be revised as it does not match with DPI. |
|-----------------------|--------------------|--|
| | 4. | Financial resources of the project need to be met with project cost, financial resources need to be filled in DPI and provided. |
| | | Status: Not done |
| 24 Recommendations: T | ac application and | without but by the control of the co |

Recommendations: The application submitted by the promoter for registration of the real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents are in order except hard copies of corrected online DPI and for REP-I (Part A-H), estimated quarterly statement of expenditure and corrections related to financial resources of the project.

It is recommended that the Authority may consider for grant of registration subject to the submission of deficit documents/ corrections as listed above.

(Asha) Chartered Accountant

(Neeraj Gautam)

Associate Architectural Executive

| Day and Date of hearing | Monday and 21.08.2023 | |
|-------------------------|------------------------|--|
| Proceeding recorded by | Sh. Ram Niwas | |
| | PROCEEDINGS OF THE DAY | |

Proceedings dated 21.08.2023

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

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

Approved as proposed and RC shall be issued after rectification of details in the project report and other minor deficiencies. The AR has submitted the list of plots which are in share of land owner as well as collaborator and duly signed by both the parties which shall also be annexed with the RC for general information.

(Sanjeev Kumar Arora) Member, HARERA

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

(Arun Kumar Gupta) Chairman, HARERA



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Day and Date of hearing

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