

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.

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016				
SNo.	Particulars		Details	
1.	Name of the project		Palm Meadows	
2.	Name of the promotor		M/s Gurugram Land and Finance Ltd. (Collaborator)	
3.	Nature of the project		Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project		Sector 78, Gurugram	
5.	Legal capacity to act as a promoter		Collaborator	
6.	Name of the license holder		M/s Satpal Singh S/o Shishram	
7.	Whether registration applied for whole		Whole	
8.	Phase no.		N/A	
9.	Online application ID		RERA-GRG-PROJ-1286-2023	
10.	License no.		52 of 2023 dated 14.03.2023	Valid up to 13.03.2028
11.	Total licensed area		5.01875 Acres	Area to be registered 5.01875 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)		13.03.2028	
13.	QPR compliance		N/A	
14.	4(2)(I)(D) compliance		N/A	
15.	Compliance of conditions of RC		N/A	
16.	Statutory approvals either applied for or obtained prior to registration			
17.	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	14.03.2023	13.03.2028
	ii)	Zoning Plan Approval	11.05.2023	

**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)	Layout Approval plan	15.03.2023
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	28.07.2023
	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	
	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	
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	

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 अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	<b>Fourth reply submitted on</b>	07.08.2023
	<b>Fifth reply submitted on</b>	17.08.2023
21.	<p>Case history-</p> <p>The promoter i.e., M/s Gurugram Land &amp; 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.</p> <p><u>Proceedings dated 03.07.2023</u></p> <p>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.</p> <p>The matter to come up on 24.07.2023</p> <p><u>Proceedings dated 24.07.2023</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Pawan Kumar is present on the behalf of the promoter.</p> <p>The AR of the promoter is directed to rectify the remaining deficiencies which have already been conveyed before the next date of hearing.</p> <p>The matter to come up on 07.08.2023.</p> <p><u>Proceedings dated 07.08.2023</u></p> <p>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.</p>	
22.	<b>Present compliance status as on 21.08.2023 of deficient documents as observed on 07.08.2023</b>	<ol style="list-style-type: none"><li>1. Correction in REP-I need to be done. Requisite documents need to be provided in PDF format. <b>Status: Not done</b></li><li>2. Corrections marked on the hard copy of online DPI need to be done. <b>Status: Not done</b></li><li>3. Project report needs to be submitted.</li></ol>

**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 अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16





		<p><b>Status: Submitted.</b></p> <p>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. <b>Status: Submitted</b></p> <p>5. Payment plan needs to be submitted. <b>Status: Submitted</b></p> <p>6. Quarterly statement for the expenditure needs to be provided. <b>Status: Submitted. Needs to be revised as it does not match with DPI.</b></p> <p>7. Cash flow Statement needs to be provided. <b>Status: Submitted.</b></p> <p>8. Cost of the land needs to be clarified according to the area applied for the registration. <b>Status: Submitted.</b></p> <p>9. Financial resources of the project need to be met with project cost, financial resources need to be filled in DPI and provided. <b>Status: Not done</b></p> <p>10. CA certificate for expenses incurred and to be incurred needs to be match with DPI. <b>Status: Submitted</b></p> <p>11. Annual statement of accounts for the financial year 2020-21 and 2021-22 needs to be provided. <b>Status: Not applicable as company incorporated on 21.04.2022</b></p> <p>12. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. <b>Status: Submitted.</b></p>
23.	Remarks	<p>1. Correction in REP-I need to be done. Requisite documents need to be provided in PDF format. <b>Status: Not done</b></p> <p>2. Corrections marked on the hard copy of online DPI need to be done. <b>Status: Not done</b></p> <p>3. Quarterly statement for the expenditure needs to be provided.</p>

**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 अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



		<b>Status: Submitted. Needs to be revised as it does not match with DPI.</b> 4. Financial resources of the project need to be met with project cost, financial resources need to be filled in DPI and provided. <b>Status: Not done</b>
24.	<b>Recommendations:</b> 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

<b>Day and Date of hearing</b>	Monday and 21.08.2023
<b>Proceeding recorded by</b>	Sh. Ram Niwas

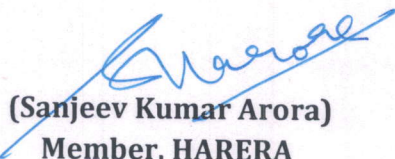
**PROCEEDINGS OF THE DAY**

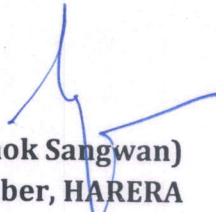
Proceedings dated 21.08.2023


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

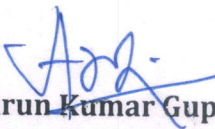
Sh. Pawan Kumar (AR) is present on behalf of the promoter.

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

