

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

Emaar Business District 65 NXT (EBD 65NXT) RERA-GRG-PROJ-1397-2023

Hearing brief for project registration u/s 4

S.No.	Parti	culars	Details		-097 4X 1 1 1	and the state of the	
1.	Name	e of the project	Emaar Bus	iness D	istrict 65 NXT (EB	BD 65NXT)	
2.	Name	e of the promoter	M/s Emaar			and tabletter and the	
3.	Natu	re of the project	Commercia	l Plott	ed Colony (Disti	nct Commercial Component of	
			Residentia			20. Electronal Content	
4.	Locat	ion of the project	Sector- 65,	Gurugi	am	and the fatter of the	
5.	Legal	capacity to act as a	Collaborate	r	R8.8d18 11 14	and Burgerson a	
	prom					and the second second	
6.	Name	e of license holder	M/s Active Promoters Pvt. Ltd. and Others				
7.	Statu	s of project	New				
8.	Whether registration		Whole Pro	ject		mich het un de	
-	appli	ed for whole/phase					
9.	-	oletion date as	10.08.2027	7			
all head		ioned in REP-II			1911 - Anna anna anna anna anna anna anna an		
10.		e application ID	RERA-GRG	and the second se		BUIRDE SET	
11.	QPR	Compliances (if			- June 19 – June 2	23 Submitted and Dec 17- Marc	
	appli	cable)	2019 pend				
			RC 60 of 2			community teachers	
12.	4(2)(l)(D) Compliances (if		RC 162 of 2017 – Submitted.				
10	applicable) RC 60 of 2023 – N/A.						
13.		l)(C) Compliances (if	RC 162 of 2017 – Expired on 28.02.2023. (Show Cause notice issued				
1.4		cable)	RC 60 of 2	023 - N	I/A	es a Melakanang sant	
14.	Status of change of bank		N/A	101101			
15.	accou		DC 4 (2 - 6)	2045	10+1010+1-310 20110		
15.	Details of proceedings pending against the project		RC 162 of 2017 - RERA-GRG-5003-2022 - SCN for 4(2)(l)(D) compliance				
	pena	ing against the project					
	an angaran Les angaran				2023 - SCN for 4(2 2022 - SCN for QP)	C)(I)(C) compliance	
			RC 60 OF 2			R compnance	
16.	RC Conditions Compliances		RC 162 of 2				
10.	(if applicable)					proved service plan & Estimate	
26,819	(in ap	pileubicj				proved on 10.08.2023).	
17.	Licen	se no.	10 of 2009			valid up to 20.05.2024	
T. COK	Liteen				22.12.2011	valid up to 20.05.2024	
	81.03 S	CENTRE CELES IN UNITED			12.08.2022	valid up to 11.08.2027	
18.	Total	licensed area	177.8625 a		Area to be	1.1480 acres	
-0.			177.0020 0	eres	registered	1.1100 deres	
19.	Statu	tory approvals either a	pplied for o	r obtai		stration	
	S.No	Particulars	Ι	Date of	approval	Validity up to	
	i)	License Approval	10 of 2009	dated 3	21.05.2009	20.05.2024	
DI COM	.,				22.12.2011	21.12.2024	
in in ing					12.08.2022	11.08.2027	
10,000	ii)	Zoning Plan	11/01/20/2	and the second second	I/A	N/A	
1.101 14	,	Approval	Summer 10	1080004	/ * *	11/1	

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, 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



	iii)	Layout Approval	plan	RERA-G DRG No. DG, TCP-9514(i) dated 23.08.2023	N/A		
	iv)	Environmental Clearance		N/A	N/A		
	v)	Architectural Control Sheet		ZP-560-A/ JD(RA)/2023/28128 dated 25.08.2023	national and a		
	vi)	Service plan estimate approv	and al	LC-1058/JE(DS)/2023/26226 dated 10.08.2023			
20.	Fee d	etails		Notice Beth Millenneshee 8			
	Registration fee			6968.6929 * 1.5 * 20 = Rs 2,09,061/-	Second Contractor		
	Processing fee			6968.6929 * 10 = Rs 69,687/-	lingual and an		
	Late f	fee	1	N/A	THE REAL PROPERTY OF		
	Total	ALCONETS - STATE		Rs 2,78,748/-			
21.	DD ar	nount	1	Rs. 2,80,000/-			
	DD no. and date			299328 dated 24.08.2023	0.00.00		
	Name of the bank issuing		ıg	HSBC Bank			
	Deficient amount		0	Nil			
22.	File S			Date			
10.00		eceived on	1.52	05.09.2023			
	First notice Sent on			20.09.2023	and the second sec		
		hearing on		25.09.2023			
	First			· · · · · · · · · · · · · · · · · · ·			
				· · · · · · · · · · · · · · · · · · ·	NITE TO THE		
23.	Secon Case I The p collab NXT (d hearing on History:- romoter M/s Emaa orator had applied EBD 65NXT)" locat	or the	16.10.2023 lia Ltd. (formerly known as Emaar MGF Land L e registration of real estate project namely "Emaar Bu Sector-65, Gurugram under section 4 of the Real Es	isiness District 65 tate (Regulations		
23.	Secon Case I The p collab NXT (and D Temp 1.1480 valid u	d hearing on History:- romoter M/s Emaa orator had applied f EBD 65NXT)" locat evelopment) Act, 2 I.D. of REP – I (Par 0 acres part of the l 10 to 20.05.2024, 1	or the ed at 016 t A-H icense 13 of	16.10.2023 lia Ltd. (formerly known as Emaar MGF Land L e registration of real estate project namely "Emaar Bu Sector-65, Gurugram under section 4 of the Real Es vide central receipt no. 58296 dated 05.09.2023 ar) is RERA -GRG-PROJ-1397-2023. The project area ed area i.e., 177.8625 acres. License no – 10 of 2009 2011 dated 22.12.2011 valid up to 21.12.2024 and 1	isiness District 65 tate (Regulations od RPIN-645. The for registration is dated 21.05.2009		
23.	Secon Case I The p collab NXT (and D Temp 1.1480 valid u 12.08. The to compl sough alread admea	d hearing on History:- romoter M/s Emaa orator had applied 1 EBD 65NXT)" locat evelopment) Act, 2 I.D. of REP – I (Par 0 acres part of the I 10 to 20.05.2024, 1 2022 valid up to 11 otal licensed area i eted before the com t by the promoter. H y registered in the asuring 50.61 acres	or the ed at 016 v t A-H icense 13 of .08.20 s 177 meno urthe Auth was r	16.10.2023 lia Ltd. (formerly known as Emaar MGF Land L e registration of real estate project namely "Emaar Bu Sector-65, Gurugram under section 4 of the Real Es vide central receipt no. 58296 dated 05.09.2023 ar) is RERA -GRG-PROJ-1397-2023. The project area ed area i.e., 177.8625 acres. License no – 10 of 2009 2011 dated 22.12.2011 valid up to 21.12.2024 and 1 027. 7.8605 acres out of which an area admeasuring 7 cement of the Act and accordingly the registration of er, the project/ phase developed on an area admeasuring registration no. 162 of 2017 dated 29.0 registered vide registration no. 60 of 2023 dated 08.0	isiness District 65 tate (Regulations of RPIN-645. The for registration is dated 21.05.2009 17 of 2022 dated 1.2905 acres was the same was not ring 55.962 acres 08.2017 and area 05.2023.		
23.	Secon Case I The p collab NXT (and D Temp 1.1480 valid u 12.08. The to compl sough alread admea	d hearing on History:- romoter M/s Emaa orator had applied f EBD 65NXT)" locat evelopment) Act, 2 I.D. of REP – I (Par 0 acres part of the l 10 to 20.05.2024, 1 2022 valid up to 11 otal licensed area i eted before the com t by the promoter. F y registered in the asuring 50.61 acres urrent applied area	or the ed at 016 v t A-H icense 13 of 08.20 s 177 meno urthe Auth was r is 1.	16.10.2023 dia Ltd. (formerly known as Emaar MGF Land L e registration of real estate project namely "Emaar Bu Sector-65, Gurugram under section 4 of the Real Es vide central receipt no. 58296 dated 05.09.2023 ar) is RERA -GRG-PROJ-1397-2023. The project area ed area i.e., 177.8625 acres. License no – 10 of 2009 2011 dated 22.12.2011 valid up to 21.12.2024 and 1 027. 7.8605 acres out of which an area admeasuring 7 cement of the Act and accordingly the registration of er, the project/ phase developed on an area admeasur nority vide registration no. 162 of 2017 dated 29.0	isiness District 65 tate (Regulations of RPIN-645. The for registration is dated 21.05.2009 17 of 2022 dated 1.2905 acres was the same was not ring 55.962 acres 08.2017 and area 05.2023. at of project area		
23.	Secon Case I The p collab NXT (and D Temp 1.1480 valid u 12.08. The to compl sough alread admea The cu registo The a HARE	d hearing on History:- romoter M/s Emaa orator had applied f EBD 65NXT)" locat evelopment) Act, 2 I.D. of REP – I (Par 0 acres part of the l 10 to 20.05.2024, 1 2022 valid up to 11 otal licensed area i eted before the com t by the promoter. If y registered in the asuring 50.61 acres urrent applied area ered as residential p	or the ed at 016 v t A-H icense 13 of 08.20 s 177 meno urthe Auth was r is 1. olotte	16.10.2023 lia Ltd. (formerly known as Emaar MGF Land L e registration of real estate project namely "Emaar Bu Sector-65, Gurugram under section 4 of the Real Es vide central receipt no. 58296 dated 05.09.2023 ar) is RERA -GRG-PROJ-1397-2023. The project area ed area i.e., 177.8625 acres. License no – 10 of 2009 2011 dated 22.12.2011 valid up to 21.12.2024 and 1 027. 7.8605 acres out of which an area admeasuring 7 cement of the Act and accordingly the registration of er, the project phase developed on an area admeasuring nority vide registration no. 162 of 2017 dated 29.0 registered vide registration no. 60 of 2023 dated 08.0 1480 acres which is distinct commercial compone	isiness District 65 tate (Regulations of RPIN-645. The for registration is dated 21.05.2009 17 of 2022 dated 1.2905 acres was the same was not ring 55.962 acres 08.2017 and area 05.2023. Int of project area 5.2023. vide notice no		

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Further, if no response is received from the promoter within next 4 week's time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016. The promoter has submitted the reply on 22.09.2023 which has been scrutinized and as per the directions of the authority the matter is fixed for hearing on 16.10.2023. The status of the documents is mentioned below: 24. Present compliance 1 The annexures in the online application are not status as on 16.10.2023 uploaded as well as the correction needs to be done in of the deficiencies the online (A-H) application. conveyed in the hearing Status: Needs to be corrected dated 25.09.2023. 2 Online DPI needs to be corrected. Status: Needs to be corrected 3 Architectural control sheet approval needs to be clarified as there is difference in drawings sanctioned as per approval letter and the drawing submitted against the approval letter. Status: Applied for correction with DTCP on 18.09.2023. The change in name of company from M/s Emaar MGF 4 Land Ltd to M/s Emaar India Ltd needs to be recognized with DTCP and the approval letter needs to be submitted. Status: Promoter submits the certificate issued by MCA and states that the same has been intimated to DTCP on 15.01.2021. 5 Collaboration agreement needs to be clarified. Status: Promoter submits letters issued by Active promoters Pvt Ltd and Frond Propbuild Pvt Ltd with reference to collaboration agreements wherein it is stated that the companies are wholly owned subsidiary of Emaar India Ltd and Emaar own 100% beneficial interest and have all right to develop, sale, market the entire land owned by company. The collaboration agreements are without mentioning the area. 6 Undertaking regarding non applicability of NCZ, Tree cutting, Powerline shifting, and Forest land diversion needs to be revised. **Status: Submitted.** Approvals / NOC's from various agencies for connecting 7 external services like roads, water supply, sewer & storm water drainage needs to be submitted. Status: Promoter states that this project is distinct component of residential plotted colony and

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	approvals of plotted colony submitted which will be
	utilized for the same.
THE PART OF STATES STATES	8 Allottee related draft documents i.e., application form,
	allotment letter, BBA needs to be submitted as per
	prescribed format.
and a here bestrate only and on	Status: Needs to be revised.
2.20.20.20.20.20.20.20.20.20.20.20.20.20	9 Draft Brochure and advertisement documents needs to
	be revised.
a start and the start and	Status: Submitted
	10 CA certificate for expenditure incurred needs to be
	match with DPI
	Status: Submitted
and the second second second second	11 KYC of director (Mr. Anil Harish) needs to be submitted.
the second second second	Status: Submitted
tot billion heronogen general	12 Land cost needs to be clarified according to area apply
benne pravnos sand soned	for registration.
time instanting submitter and	Status: Submitted
	13 Cash flow statement needs to be corrected.
ection with DTCP on 18 08 202	Status: Submitted
manager from M/s En day M	14 Affidavit regarding no loan on project land needs to be
budget in of a chaen bet sheet	submitted.
approval fetter needs. to	Status: Submitted 15 Project report needs to be revised
	15 Project report needs to be revised Status: Submitted
its in densitate issues by M	16 Copy of paid challan of EDC, IDC and License fee needs to
a has been intimated to DTCP	be submitted.
	Status: Submitted
Longary to 0.5 chemical	17 Quarterly statement of expenditure needs to be
INCA 10 BOMENT ET SEST 2000	provided.
IN GAL PER DUMBROS COMONES	Status: Submitted
	18 Financial resources need to be corrected.
	Status: Submitted
	19 Affidavit of promoter regarding arrangement with the
	bank of master account needs to be revised.
	Status: Submitted
Remarks	1 The annexures in the online application are not
and the sector sector	uploaded as well as the correction needs to be done in
and the standard have been	the online (A-H) application.
	2 Online DPI needs to be corrected.
	3 Architectural control sheet approval needs to be
Contract and solid mere detailed	clarified as there is difference in drawings sanctioned as
the state of the second second	per approval letter and the drawing submitted against
in the second second second	the approval letter.
anish at many and hads an	4 The change in name of company from M/s Emaar MGF
an another building the share	Land Ltd to M/s Emaar India Ltd needs to be recognized
	with DTCP and the approval letter needs to be
	submitted.

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Emaar Business District 65 NXT (EBD 65NXT) RERA-GRG-PROJ-1397-2023

5Collaboration agreement needs to be clarified.
Status: Promoter submits letters issued by Active
promoters Pvt Ltd and Frond Propbuild Pvt Ltd with
reference to collaboration agreements wherein it is
stated that the companies are wholly owned
subsidiary of Emaar India Ltd and Emaar own 100%
beneficial interest and have all right to develop, sale,
market the entire land owned by company. The
collaboration agreements are without mentioning
the area.6Allottee related draft documents i.e., application form,
allotment letter, BBA needs to be submitted as per
prescribed format.

Recommendation:

All the required documents for registration of project under section 4 of the Act of 2016 have been submitted except corrections in online A-H form, DPI, correction in ACS approval letter and change in name of company in DTCP record.

The authority may consider for grant of registration of project subject to above. 🔿 😊

(Asha)	(Sumeet)		
Chartered Accountant	Engineering Officer		
Day and Date of hearing	Monday and 16.10.2023		
Proceeding recorded by	Ram Niwas		

PROCEEDINGS OF THE DAY

Proceedings dated: 16.10.2023.

Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Anitesh Singh (AR) is present on behalf of the promoter. AR seeks one week time for submission of remaining deficit documents including submission of a letter of DTCP regarding change in the name of company as the same has already been recognized by MCA and DTCP as well. Further, while approving the layout plan of the entire colony which has been approved in the name of M/s Emaar India Ltd. and the above pocket is part of the same layout plan. Registration be granted as proposed above subject to submission of the requisite documents in above note. Registration certificate will be issued after the submission of above documents.

(Sanjeev Kumar Arora) (Ashok Sangwan) (Vijay Kumar Goyal) Member, HARERA Member, HARERA **Member, HARERA** (Arun Kumar Gupta) Chairman, HARERA 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 भूत्संपदा (विनियमन और विकास) अधिनियम, 2016को धारा 20के अर्तगत गठित प्राधिकरण

Johan Leathy Johan and Johan Davis Intelling
Johan Charles Schere H. 101 Dy Active

Allotte related dest destances (z. analitation element electrolitation and to be submitted as per proceived (crimitation)

Recommission

Alt the seculated documents for registraction of project confer subjubtic of the Act of 2016 have been submitted escapt corrections in online Act. form, DPA, correcting in ACS soproval letter and change in name of boundary in DTCP record

The authouity may consider for grant of registration of project subject to phave.

(States) Chariered Accountains Bay and Date of maning Proceeding recorded by

A REAL AD SDAM 133008.1

Proceeding dated, 16,10,2029

a Someen in other and its actual circular ed. Accouncilly, inicited about the facts after an actual partiets.

Andress angle (AA) is pressive a bolisit of the proparter AK is sets our vesicities for submission of along. Other documents including submission of a letter of 0 CC resonance classics in the dates of opposition (CC)s states has attendy been recordinated by eCA and CC), but without white a submission of the colligion (CC)s states has attendy been recordinated by eCA and CC), but well but for white a submission of the colligion (CC)s states has attendy been recordinated by eCA and CC), but well but for white a submission of the colligion (CC)s states at the state of the states of

is a transferration of the particular in the second s Area de la Arcarea