



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - The Empire
RERA-GRG-1441-2023

Hearing brief for project registration u/s 4

| S.No. | Particulars | Details | | |
|-------|--|--|--|---------------|
| 1. | Name of the project | The Empire | | |
| 2. | Name of the promoter | M/s Essel Infra LLP | | |
| 3. | Nature of the project | Commercial | | |
| 4. | Location of the project | Sector- 43, Gurugram | | |
| 5. | Legal capacity to act as a promoter | Allotment from HSVP (Third-Party right holder) | | |
| 6. | Name of license holder | N/A | | |
| 7. | Status of project | New | | |
| 8. | Whether registration applied for whole | Whole Project | | |
| 9. | Completion date as mentioned in REP-II | 21.08.2028 | | |
| 10. | Online application ID | RERA-GRG-PROJ-1441-2023 | | |
| 11. | QPR Compliances (if applicable) | N/A | | |
| 12. | 4(2)(I)(D) Compliances (if applicable) | N/A | | |
| 13. | 4(2)(I)(C) Compliances (if applicable) | N/A | | |
| 14. | Status of change of bank account | N/A | | |
| 15. | Details of proceedings pending against the project | N/A | | |
| 16. | RC Conditions Compliances (if applicable) | N/A | | |
| 17. | License no. | N/A | | |
| 18. | Total area | 0.5733 acres (2320 sqm) | Area to be registered 0.5733 acres (2320 sqm) | |
| 19. | Statutory approvals either applied for or obtained prior to registration | | | |
| | S.No | Particulars | Date of approval | Validity upto |
| | i) | License Approval | N/A | N/A |
| | ii) | Zoning Plan Approval | Drg No. - DTP(G) 2589/2022 dated 21.12.2022/20.03.2023 | N/A |
| | iii) | Building plan Approval | ZO002/E0018/UE029/FBPLA/00000 00122 dated 22.08.2023 | 21.08.2028 |
| | iv) | Environmental Clearance | Not submitted | |
| | v) | Airport height clearance | AAI/RHQ/NR/ATM/NOC/2022/750/4415-18 dated 20.10.2022 | 19.10.2030 |

**HARERA****GURUGRAM****Project - The Empire****RERA-GRG-1441-2023**

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| | vi) | Fire scheme approval | Memo no. FS/2023/1165 | 14.10.2023 |
| | vii) | Service plan and estimate approval | N/A - as plot purchased from HSVP | |
| 20. | Fee details | | | |
| | (a) | Registration fee | 8398.40 * 3.62 * 20 = Rs 6,08,044/- | |
| | (b) | Processing fee | 8398.40 * 10 = Rs 83,984/- | |
| | (c) | Late fee | N/A | |
| | (d) | Total | Rs. 6,92,028/- | |
| | DD Details | | | |
| | (a) | DD amount | Rs. 84,000/- Rs 2,94,000/- Rs 3,14,028/- | |
| | (b) | DD no. and date | 514660 dated 01.09.2023 514661 dated 01.09.2023 514711 dated 04.10.2023 | |
| | (c) | Name of the bank issuing | ICICI Bank | |
| | (d) | Deficient amount | Nil | |
| 21. | File Status | | Date | |
| | File received on | | 04.09.2023 | |
| | First notice Sent on | | 20.09.2023 | |
| | First hearing on | | 25.09.2023 | |
| | Second hearing on | | 16.10.2023 | |
| 22. | Case History: | | | |
| | <p>The Promoter M/s Essel Infra LLP who is a third-party right holder applied for the registration of real estate commercial colony namely "The Empire" located at Sector-43, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 58169 dated 04.09.2023 and RPIN-644. The Temp I.D. of REP + I (Part A-H) is RERA -GRG-PROJ-1441-2023. The project area for registration is same as that of the total area i.e., 0.5733 acres (2320 sqm) vide allotment dated 14.07.2022 from HSVP, Gurugram.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/644 dated 20.09.2023 was issued to the promoter with an opportunity of being heard on 25.09.2023.</p> <p>On 25.09.2023, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Ravi Kant Kumar (AR) is present on behalf of the promoter. No reply has been submitted by the promoter company till 22.09.2023 against the deficiencies conveyed by the authority through notice dated 21.09.2023. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed.</p> <p>Further, if no response is received from the promoter within next 4 week's time, in that case the</p> | | | |

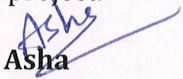

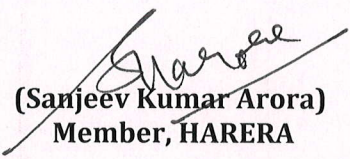
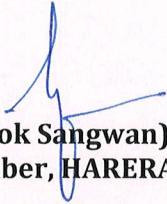

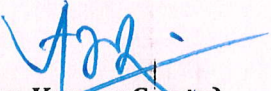
Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (नियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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| | <p>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.</p> <p>The promoter has submitted the reply on 05.10.2023, 11.10.2023, 12.10.2023 & 16.10.2023 which have been scrutinized and as per the directions of the authority the matter is fixed for hearing on 16.10.2023.</p> <p>The status of documents is mentioned below.</p> | |
| 23. | Present compliance status as on 16.10.2023 of the deficiencies conveyed in the hearing dated 25.09.2023. | <ol style="list-style-type: none">1. Deficit fee of Rs. 3,14,028/- needs to be submitted. Status: Submitted vide DD no. 514711 dated 04.10.2023 amounting Rs 3,14,028/-.2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted but needs to be corrected3. Online DPI needs to be corrected. Status: Submitted but needs to be corrected4. As per the allotment letter issued by HSVP, you have to obtain permission from HSVP for creating any right therein. The same needs to be obtained from concerned department and to be submitted in the authority. Status: Submitted. Obtained vide memo no. 9499 dated 05.10.20235. Affidavit regarding the non-encumbrance on the land needs to be submitted. Status: NEC issued by Tehsildar submitted.6. Land title search report by advocate after incorporating the bar enrolment number needs to be submitted. Status: Submitted7. Environmental Clearance needs to be submitted. Status: Submitted undertaking that the built up area is 16337.55 sqm which is below requirement of EC. Hence not required.8. Fire Scheme approval needs to be submitted. Status: Submitted. Memo no. FS/2023/1165 dated 14.10.2023.9. NOC/Undertaking regarding non applicability of NCZ, Tree cutting, Powerline shifting and Forest land diversion needs to be submitted. Status: Undertaking submitted along with NOC for NCZ.10. Approval of various agencies regarding the permission for external services like road access permission, water supply, sewerage & storm water drainage needs to be submitted. Status: Assurance for water, sewer, storm submitted. |

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| | | <p>Road access undertaking submitted that already connected.</p> <p>11. Pert chart needs to be submitted. Status: Submitted.</p> <p>12. Allottee related draft documents i.e., application form, allotment letter, BBA and Conveyance needs to be submitted as per prescribed format. Status: Submitted.</p> <p>13. Draft brochure/advertisement document of the project needs to be submitted. Status: Submitted with NOC from Suncity for no objection regarding use of their logo.</p> <p>14. Quarterly schedule of estimated expenditure needs to be provided. Status: Submitted.</p> <p>15. Other sources in financial resources needs to be clarified. Status: Promote stated that raising funds through intercorporate deposits from private parties. Loan agreement with M/s Vyoman India private limited are submitted.</p> <p>16. KYC of Ankit Goel needs to be submitted. Status: Submitted.</p> <p>17. Land cost needs to be clarified as per area apply for registration. Status: Submitted.</p> <p>18. In bank undertaking name of authorised signatory along with employee code and designation needs to be mentioned. Status: Submitted.</p> <p>19. CA certificate for expenditure incurred and to be incurred needs to be submitted. Status: Submitted.</p> <p>20. Cash flow statement need to be provided Status: Submitted.</p> <p>21. Loan sanction letter along with repayment and disbursement schedule needs to be submitted. Status: Promoter states that there is no loan for the construction of project.</p> <p>22. Project report needs to be submitted. Status: Submitted.</p> <p>23. CA certificate for REPI needs to be provided. Status: Submitted.</p> <p>24. KYC of project consultants- Architect, chartered Accountant, MEP consultant and proof consultant needs to be submitted. Status: Submitted.</p> |
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| | | 25. Nodal officer and customer care and grievance cannot be same person. Correction needs to be made in the DPI. Status: Correction done in DPI. |
| Remarks | | 1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. |
| 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 and DPI. The authority may consider for grant of registration of project. | | |
|  Asha Chartered Accountant | |  Sumeet 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 case. Sh. Ravi Kant Kumar (AR), Sh. Navneet Kumar and Sh. Dheeraj Yadav are present on behalf of the promoter. Approved as proposed above. Since, the AR submits that the approval of fire scheme is also obtained and submitted in the registry today along with rectified and corrected documents pertaining to pert chart and other documents. The office to examine the same and ensure all compliances before issuance of registration certificate. | | |
|  (Sanjeev Kumar Arora) Member, HARERA |  (Ashok Sangwan) Member, HARERA |  (Vijay Kumar Goyal) Member, HARERA |
| |  (Arun Kumar Gupta) Chairman, HARERA | |

