

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 लाईस, गुरुग्राम, हरियाणा

Project - The Empire RERA-GRG-1441-2023

Hearing brief for project registration u/s 4

S.No.	Parti	culars	Details			
	Name	e of the project	The Empire			
2.		e of the promoter	M/s Essel Infra	LLP	100	West and the Contract of the C
3.	Natu	re of the project	Commercial	The Asia		est out fifth
1.	Locat	tion of the project	Sector- 43, Guru	gram		
5.	Legal prom			HSVP (Third-Par	ty right ho	lder)
6.	Name	e of license holder	N/A		and the second and	707
7.	Statu	s of project	New			And Anna Street
8.	Whet appli	ther registration ed for whole	Whole Project	1853,14,026/		
9.		oletion date as ioned in REP-II	21.08.2028	erah libik data		
10.	Onlin	e application ID	RERA-GRG-PRO	J-1441-2023		The second of the
11.	QPR appli	Compliances (if cable)	N/A			gritikëi
12.		l)(D) Compliances (if cable)	N/A	1.45 C	211,0682	
13.	appli	l)(C) Compliances (if cable)	N/A	84,09,2923		no brotese i stati
14.	Statu: accou	s of change of bank	N/A	En sc notitue Sent an 20.00.2823		
15.	Detai pendi proje	ing against the	N/A	Private Bearing on 25,09,2023		
16.		nditions Compliances plicable)	N/A			Case Historics
17.	Licen	se no.	N/A	i filmsko (T.) kon.	N/A	Washington Could
18.	Total	area	0.5733 acre (2320 sqm)	s Area to be registered	0.5733 ad	cres (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		G) 2589/2022 d 22/20.03.2023	ated	N/A
	iii)	Building plan Approval	ZO002/E0018/ 00122 da	UE029/FBPLA/0 ted 22.08.2023	00000	21.08.2028
anui seds	iv)	Environmental Clearance	Not	submitted	do soutro d Digadi (L. sa	gassah yansasan ete seon olis seks
	v)	Airport height clearance	, ,,	TM/NOC/2022/ ated 20.10.2022	750/	19.10.2030



			ALL W.	1-UNU-1441-2023			
	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/-	The second second			
	(b)	Processing fee	8398.40 * 10 = Rs 83,984/-				
	(c)	Late fee	N/A	A President State of the State			
	(d)	Total	Rs. 6,92,028/-				
	DD Details			Los Opposition			
	(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	ulama 190 .rt			
	(d)	Deficient amount	Nil ANN MARKATER	min (0.40) (3)4 (55			
21.	File Status		Date				
	File received on		04.09.2023				
	First notice Sent on		20.09.2023				
	First hearing on		25.09.2023				
	Seco	nd hearing on	16.10.2023	712 077			
22.	Case	History:	With secretarity and	escentinos está con contra con contra con contra con contra contra con contra c			
1	real of the 04.09 project allots. The HARI being On 2 the factor author and converge to the converge to the factor of the converge to the convergence to the converg	estate commercial colony e Real Estate (Regulation 2.2023 and RPIN-644. The ect area for registration is ment dated 14.07.2022 from application for registrate ERA/GGM/RPIN/644 dates heard on 25.09.2023. 5.09.2023, Sh. Sumeet, Eacts of the project. Sh. Ray submitted by the promodrity through notice dates the next date of hearing eyed.	LLP who is a third-party right holder applinamely "The Empire" located at Sector-43, Gs and Development) Act, 2016 vide central Temp I.D. of REP + I (Part A-H) is RERA - Gs same as that of the total area i.e., 0.5733 om HSVP, Gurugram. tion was scrutinized and 1st deficiency ed 20.09.2023 was issued to the promoter in Kant Kumar (AR) is present on behalf of the ter company till 22.09.2023 against the deficit 21.09.2023. Therefore, in view of the same will be conveyed after submission of repletived from the promoter within next 4 weeklived.	receipt no. 58169 dated RG-PROJ-1441-2023. The acres (2320 sqm) vide notice vide notice no. with an opportunity of Accountant briefed about ne promoter. No reply has iciencies conveyed by the ethe matter is adjourned, by of deficiencies already			



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 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.

The status of documents is mentioned below.

- 23. Present compliance status as on 16.10.2023 of the deficiencies conveyed in the hearing dated 25.09.2023.
- 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 corrected

- 3. Online DPI needs to be corrected.
 Status: Submitted but needs to be corrected
- 4. 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 05.10.2023

5. 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: Submitted

- 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. F\$/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.



Road	access	undertaking	submitted	that	already
conne	cted.				

11. Pert chart needs to be submitted.

Status: Submitted.

12. Allottee related draft documents i.e., application form, allotment letter, BBA and Conveyance needs to be submitted as per prescribed format.

Status: Submitted.

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.

14. Quarterly schedule of estimated expenditure needs to be provided.

Status: Submitted.

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.

16. KYC of Ankit Goel needs to be submitted.

Status: Submitted.

17. Land cost needs to be clarified as per area apply for registration.

Status: Submitted.

18. In bank undertaking name of authorised signatory along with employee code and designation needs to be mentioned.

Status: Submitted.

19. CA certificate for expenditure incurred and to be incurred needs to be submitted.

Status: Submitted.

20. Cash flow statement need to be provided

Status: Submitted.

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.

22. Project report needs to be submitted.

Status: Submitted.

23. CA certificate for REP I needs to be provided.

Status: Submitted.

24. KYC of project consultants- Architect, chartered Accountant, MEP consultant and proof consultant needs to be submitted.

Status: Submitted.



	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	 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Online DPI needs to be corrected.
Recommendation:	
	stration of project under section 4 of the Act of 2016 have been
submitted except corrections in onl	ine A-H form and DPI. The authority may consider for grant of
registration of project.	00
ASW	fram
Aspa Chartered Accountant	Sumeet Engineering Officer
Day and Date of hearing	Monday and 16.10.2023
Proceeding recorded by	Ram Niwas
a constant of the constant of	PROCEEDINGS OF THE DAY
Proceedings dated: 16.10.2023	
Sh. Sumeet, Engineering Officer and M.	s. 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.
submitted in the registry today along v	te AR submits that the approval of fire scheme is also obtained and with rectified and corrected documents pertaining to pert chart and e the same and ensure all compliances before issuance of registration
(Sanjeev Kumar Arora) Member, HARERA	(Ashok Sangwan) Member, HARERA (Vijay Kumar Goyal) Member, HARERA (Arun Kumar Gupta)
	Chairman, HARERA

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