



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - Hero Homes Tower 8
RERA-GRG-1417-2023

Hearing brief for registration of Project u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Hero Homes Tower 8	
2.	Name of the promoter	M/s Vikas Parks Pvt. Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector- 104, Gurugram	
5.	Legal capacity to act as a promoter	Joint Development Holder (for 9.053 acres)	
6.	Name of the license holder	M/s Mabon Properties Pvt. Ltd. and Others	
7.	Status of project	Ongoing	
8.	Whether registration applied for whole	Phases	
	Phase no.	Not Clarified	
9.	Online application ID	RERA-GRG-PROJ-1417-2023	
10.	License no.	246 of 2007 dated 29.10.2007.	valid upto 28.10.2024.
		56 of 2011 dated 23.06.2011.	valid upto 22.06.2024.
		37 of 2012 dated 22.04.2012.	valid upto 21.04.2025.
		66 of 2012 dated 21.06.2012.	valid upto 20.06.2025.
		67 of 2012 dated 21.06.2012.	valid upto 20.06.2025.
		43 of 2014 dated 16.06.2014.	valid upto 15.06.2024.
		44 of 2014 dated 16.06.2014.	valid upto 15.06.2024.
11.	Total licensed area	34.0228 acres	Area to be registered 0.1514 acres
12.	Projected completion date	30.09.2027	
13.	QPR Compliances (if applicable)	RC - 24 of 2018 dated 13.11.2018 - Submitted.	
14.	4(2)(I)(D) Compliances (if applicable)	RC - 24 of 2018 dated 13.11.2018 - Submitted.	
15.	4(2)(I)(C) Compliances (if applicable)	N/A	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	RC 24 of 2018 - RERA-GRG-2149-2020 - SCN for 4(2)(I)(D) compliance RERA-GRG-3215-2022 - SCN for 4(2)(I)(D) compliance RERA-GRG-4306-2022 - SCN for RC Compliance	
18.	RC Conditions Compliances (if applicable)	Draft BBA - Submitted.	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
i)	License Approval	246 of 2007 dated 29.10.2007.	valid upto 28.10.2024.
		56 of 2011 dated 23.06.2011.	valid upto 22.06.2024.
		37 of 2012 dated 22.04.2012.	valid upto 21.04.2025.
		66 of 2012 dated 21.06.2012.	valid upto 20.06.2025.
		67 of 2012 dated 21.06.2012.	valid upto 20.06.2025.

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 संख्याक 16

		43 of 2014 dated 16.06.2014.	valid upto 15.06.2024.
		44 of 2014 dated 16.06.2014.	valid upto 15.06.2024.
ii)	Zoning Plan Approval	5888 dated 25.05.2017.	
iii)	Revised Building plan Approval	ZP-968-III/JD(RD)/2023/21798 dated 05.07.2023.	04.07.2028
iv)	Environmental Clearance	F.No- 21-104/2018-IA-III dated 17.05.2019.	16.05.2029
	Amendment in Environment Clearance approval	F.No - 21-23/2022-IA-III dated 15.04.2022.	16.05.2029 (Based on same conditions as on 17.05.2019)
v)	Airport height clearance	PALM/NORTH/B041019/386522 dated 23.04.2019.	22.04.2027
vi)	Fire scheme approval	FS/2019/22 dated 08.02.2019.	
	Revised fire scheme approval	Not Submitted	
vii)	Service plan and estimate approval	Applied on 19.08.2023.	
20.	Fee Details		
	Registration Fee	$(18045.278 + 4870.214) * 3.12 * 10 = \text{Rs } 7,14,963/-$	
	Processing Fee	$(18045.278 + 4870.214) * 10 = \text{Rs } 2,29,155/-$	
	Late Fee	500 % of registration fee $7,14,963/- * 5 = \text{Rs } 35,74,815/-$	
	Total Fee	Rs 45,18,933/-	
21.	DD amount	Rs 6.87.465/- Rs 2,29,155/- Rs 26,41,911/-	
	DD no. and date	264478 dated 17.07.2023. 264479 dated 17.07.2023. 326071 dated 25.08.2023.	
	Name of the bank issuing	YES Bank.	
	Deficient amount	Rs 9,60,402/- (However, fully paid after excluding FAR of EWS as clarified by the promoter that EWS is not falling under their area and request only for grant of registration of Tower 8)	
22.	File Status	Date	
	File received on	25.07.2023	
	First hearing on	14.08.2023	
	First notice Sent on	21.08.2023	
	Second hearing on	28.08.2023	
23.	Case History:		
	The Promoter M/s Vikas Parks Pvt. Ltd. who is a joint development right holder applied for the registration of real estate group housing colony namely "Hero Homes Tower 8" located at Sector-104, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central		



receipt no. 56271 dated 24.07.2023 and RPIN- 636. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1417-2023. The project area for registration is 0.1514 acres but total licensed area is 34.0228 acres granted under seven licenses details of the licenses mentioned above.

The total licensed area is 34.0228 acres out of which for 9.053 acres the promoter has obtained the Joint development permission from DTCP, Haryana. The total towers in 9.053 acres are (8 + Convenient Shopping 1 & 2 + Community Building). The promoter has obtained the registration of (Tower 1 to 7, Convenient Shopping 1 & 2 + Community Building) which is registered vide registration no. 24 of 2018 dated 13.11.2018. Tower no. 8 was not registered at that time stating that tower 8 is to be developed as a separate phase.

Further, the promoter has applied for the revision in building plans due to additional FAR under GRIHA. In case of revision of building plans as per RERA Act consent of two-third allottees are required. However, as per the policy dated 22.04.2023, Sub Clause no. 3. (3.1.2) (vi) of Clause no. 3.1.2, additions or alterations in the layout/ building plan made on account of the following shall not be construed as revision of layout/ building plan, where:

Clause no. 3. (3.1.2) (vi) is reproduced below:

"additions/alterations made on account of provision for green building measures under Haryana Building Code".

Hence, two-third consent may not be required.

The application for registration was scrutinized and it was noticed that there are a number of deficiencies in the application. However, the same have not been conveyed to the promoter yet.

On 14.08.2023, The coram is not complete. The matter is adjourned and to come up on 28.08.2023.

The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/636 dated 21.08.2023 was issued to the promoter with an opportunity of being heard on 28.08.2023.

The promoter has submitted four reply on 22.08.2023, 24.08.2023, 25.08.2023 and 28.08.2023 which are scrutinized and the status of the documents is mentioned below:

<p>24. Present compliance status as on 28.08.2023 of deficient documents conveyed vide notice dated 21.08.2023.</p>	<ol style="list-style-type: none"> 1. Deficit Fee- Rs 36,02,313/- Status: DD no. 326071 dated 25.08.2023 amounting Rs 26,41,911/- submitted and the promoter stated that the fee is submitted only for registration of Tower 8 as they will exclude EWS from the application of registration. Therefore, if registration is sought for Tower 8 only then the fee is fully paid with submission of above DD. 2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted. 3. Online DPI needs to be corrected. Status: Not Submitted. 4. Copy of LC-IV and LOI needs to be submitted. Status: Submitted for only two licenses. Moreover, the applicant is joint development right holder.
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	<p>5. Area of the EWS applied for registration needs to be clarified as the EWS is not a part of 9.053 acres for which joint development permission has been granted. Status: The promoter requested to grant registration for Tower 8 only and also rectify the details as the EWS is not falling under the area of the promoter.</p> <p>6. Mutation, Jamabandi and Aks-shajra certified on the latest date needs to be submitted. Status: Submitted.</p> <p>7. Land title search report based on the latest jamabandi needs to be submitted. Status: Submitted.</p> <p>8. Information to revenue record regarding the entry of license in the revenue record. Status: Submitted.</p> <p>9. Revised fire scheme approval needs to be submitted. Status: The promoter has submitted a DD vide no 326069 dated 25.08.2023 amounting Rs 25 lakhs as a security amount to submit the revised Fire Scheme approval within 3 months from the date of issuance of registration certificate.</p> <p>10. Approved Service plan and estimates need to be submitted. Status: The promoter has submitted a DD vide no 326070 dated 25.08.2023 amounting Rs 25 lakhs as a security amount to submit the approved Service plan and estimates within 3 months from the date of issuance of registration certificate.</p> <p>11. Affidavit/ NOC for Natural Conservation zone, Tree cutting permission, Forest land diversion and Powerline Shifting needs to be submitted. Status: Affidavit for non-applicability submitted.</p> <p>12. Approval NOC's from various agencies for connecting external services like water supply and storm water needs to be submitted. Status: Submitted. Assurance of water supply vide memo no. EE(Proj)/GMDA/2023/391 dated 21.07.2023 and Storm water vide memo no. GMDA/Drainage/2023/517 dated 19.07.2023.</p> <p>13. Non-encumbrance certificate not below the rank of tehsildar from the revenue department needs to be submitted. Status: Loan documents alongwith CHG form submitted.</p> <p>14. Pert Chart needs to be submitted. Status: Submitted.</p> <p>15. Copy of superimposed demarcation plan on the approved layout plan showing khasra no not submitted. Status: Submitted.</p>
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		<p>16. Draft Application form needs to be submitted. Status: Submitted.</p> <p>17. Draft Allotment letter needs to be revised as per prescribed format. Status: Submitted.</p> <p>18. Draft Builder buyer agreement needs to be revised. Status: Submitted.</p> <p>19. Draft Conveyance deed needs to be revised. Status: Submitted.</p> <p>20. Draft brochure needs to be re-submitted. Status: Submitted.</p> <p>21. TAN, PAN and GST of the promoter need to be submitted. Status: Submitted.</p> <p>22. Board resolution for operation of bank account need to be revised. Status: Submitted but needs to be revised.</p> <p>23. Bank undertaking needs to be submitted into prescribed format. Status: Submitted.</p> <p>24. Project report needs to be revised. Status: Submitted.</p> <p>25. Quarterly statement of expenditure needs to be provided. Status: Submitted.</p> <p>26. Affidavit of 10% auto deduct of EDC from separate account needs to be provided. Status: Submitted.</p> <p>27. Financial resources need to be with project cost. So financial resources needs to be corrected. Status: Submitted.</p> <p>28. Land cost needs to be clarified as per area apply for registration. Status: Submitted.</p> <p>29. CA certificate for REP 1 needs to be provided. Status: Submitted.</p> <p>30. CA certificate for expenditure incurred and to be incurred needs to be revised. Status: Submitted.</p> <p>31. KYC of authorised person to operate bank account needs to be submitted. Status: Submitted.</p>
25.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Revised fire scheme approval needs to be submitted.</p> <p>4. Approved Service plan and estimates need to be submitted.</p>

	5. Board resolution for operation of bank account need to be revised.
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Recommendation:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form, Revised Fire Scheme approval, Approved service plan & estimates and Board resolution for operation of bank account.

The AR of the promoter requests for registration of Tower 8 only which is part of their Joint development rights granted by DGTCP and rectified the DPI after excluding FAR of EWS which is not part of their JDA.

The promoter has submitted two DD vide no 326069 and 326070 dated 25.08.2023 amounting Rs 25 lakhs as a security amount to submit the revised Fire Scheme approval and Approved service plan & estimates approval within 3 months from the date of issuance of registration certificate.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.


Asha

Chartered Accountant


28/8/23

**Ashish Kush
Planning Executive**

Day and Date of hearing	Monday and 28.08.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY


Proceedings dated: 28.08.2023.

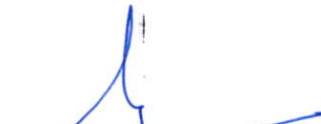
Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.


Sh. Deepak Sharma (AR), Sh. Ravi Prakash (AR) and Sh. Pratik Gautam (AR) are present on behalf of the promoter.

Approved as proposed. The registration certificate shall be issued after submission of the corrected DPI and corrected online (A-H) form.

Since, the Hon'ble Member (Vijay Kumar Goyal) has request to recuse and hence the proceeding is submitted before the Hon'ble Chairman for approval.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA