

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.उब्ल्यू.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	Z0002/EO018/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
vi)	Fire scheme approval	Not submitted	

	<b>vii) Service plan and estimate approval</b>	N/A - as plot purchased from HSVP	
<b>20.</b>	<b>Fee details</b>		
	<b>(a)</b> Registration fee	8398.40 * 3.62 * 20 = Rs 6,08,044/-	
	<b>(b)</b> Processing fee	8398.40 * 10 = Rs 83,984/-	
	<b>(c)</b> Late fee	N/A	
	<b>(d)</b> Total	Rs. 6,92,028/-	
	<b>DD Details</b>		
	<b>(a)</b> DD amount	Rs. 84,000/- Rs 2,94,000/-	
	<b>(b)</b> DD no. and date	514660 dated 01.09.2023 514661 dated 01.09.2023	
	<b>(c)</b> Name of the bank issuing	ICICI Bank	
	<b>(d)</b> Deficient amount	Rs 3,14,028/-	
<b>21.</b>	<b>File Status</b>	<b>Date</b>	
	<b>File received on</b>	04.09.2023	
	<b>First notice Sent on</b>	21.09.2023	
	<b>First hearing on</b>	25.09.2023	
<b>22.</b>	<b>Case History:</b>	<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 21.09.2023 was issued to the promoter with an opportunity of being heard on 25.09.2023.</p> <p>The status of documents is mentioned below.</p>	
<b>23.</b>	<b>Present compliance status as on 25.09.2023 of the deficiencies conveyed in notice dated 21.09.2023.</b>	<ol style="list-style-type: none"> <li>1. Deficit fee of Rs. 3,14,028/- needs to be submitted.</li> <li>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.</li> <li>3. Online DPI needs to be corrected.</li> <li>4. As per the allotment letter issued by HSVP, you have to obtain permission from HSVP for creating any right therein.</li> </ol>	

		<p>The same needs to be obtained from concerned department and to be submitted in the authority.</p> <ol style="list-style-type: none"> <li>5. Affidavit regarding the non-encumbrance on the land needs to be submitted.</li> <li>6. Land title search report by advocate after incorporating the bar enrolment number needs to be submitted.</li> <li>7. Environmental Clearance needs to be submitted.</li> <li>8. Fire Scheme approval needs to be submitted.</li> <li>9. NOC/Undertaking regarding non applicability of NCZ, Tree cutting, Powerline shifting and Forest land diversion needs to be submitted.</li> <li>10. Approval of various agencies regarding the permission for external services like road access permission, water supply, sewerage &amp; storm water drainage needs to be submitted.</li> <li>11. Pert chart needs to be submitted.</li> <li>12. Allottee related draft documents i.e., application form, allotment letter, BBA and Conveyance needs to be submitted as per prescribed format.</li> <li>13. Draft brochure/advertisement document of the project needs to be submitted.</li> <li>14. Quarterly schedule of estimated expenditure needs to be provided.</li> <li>15. Other sources in financial resources needs to be clarified.</li> <li>16. KYC of Ankit Goel needs to be submitted.</li> <li>17. Land cost needs to be clarified as per area apply for registration.</li> <li>18. In bank undertaking name of authorised signatory along with employee code and designation needs to be mentioned.</li> <li>19. CA certificate for expenditure incurred and to be incurred needs to be submitted.</li> <li>20. Cash flow statement need to be provided</li> <li>21. Loan sanction letter along with repayment and disbursement schedule needs to be submitted.</li> </ol>
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		22. Project report needs to be submitted. 23. CA certificate for REP I needs to be provided. 24. KYC of project consultants- Architect, chartered Accountant, MEP consultant and proof consultant needs to be submitted. 25. Nodal officer and customer care and grievance cannot be same person. Correction needs to be made in the DPI.
<b>Remarks</b>		All above documents needs to be submitted.

 <b>Asha</b> <b>Chartered Accountant</b>	 <b>Sumeet</b> <b>Engineering Officer</b>
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<b>Day and Date of hearing</b>	Monday and 25.09.2023
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<b>Proceeding recorded by</b>	Ram Niwas
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**PROCEEDINGS OF THE DAY**

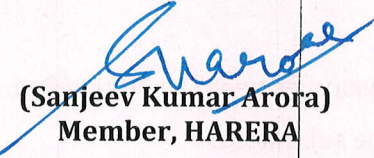
Proceedings dated: 25.09.2023

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.

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.

  
**(Sanjeev Kumar Arora)**  
**Member, HARERA**

  
**(Ashok Sangwan)**  
**Member, HARERA**

  
**(Vijay Kumar Goyal)**  
**Member, HARERA**

  
**(Arun Kumar Gupta)**  
**Chairman, HARERA**