

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 83 RERA-GRG-PROJ-1474-2023

Hearing brief for project registration u/s 4

		nearing	brief for project r	egistration	1 u/54	
S.No.	Parti	culars	Details			建筑型建筑地域
1.	Nam	e of the project	Emaar Business D	istrict 83		
2.	Nam	e of the promoter	M/s Emaar India I	td.		BOTO II
3.	Natu	re of the project	Commercial Plotte		CO)	2.1 60 dinesast
4.	Loca	tion of the project	Sector-83, Gurugra			Arely fure; on OO
5.		l capacity to act as a	Collaborator	arsonij	<u> </u>	zeldenito ertnel-
6.	_	e of license holder	Sewak Developers	Pyt Ltd an	d Others	
7.	-	s of project	New	9.004		CHANGE STORY
8.	Whet		Whole Project	74-11-01 (05-11-08 	l	na hantana arti
9.	Comp	pletion date as cioned in REP-II	31.12.2028	12.21.40		23 Case Historic
10.	Onlin	e application ID	RERA-GRG-PROJ-1	474-2023		
11.	QPR		N/A	ingeli szek	ALS TO	and warmen training
12.	4(2)	(l)(D) Compliances oplicable)	N/A	1 - 439 to 1 of Ballio	G.L quest	and accessors and
13.	4(2)	(l)(C) Compliances oplicable)	N/A	2928	Laun	1 - 09.11.202.1 value of
14.	Statu	us of change of bank unt (if applicable)	N/A	\$31,08 be	sh (FeVer	MANAGERA AND AND AND AND AND AND AND AND AND AN
15.	Deta pend	ils of proceedings	N/A	emendone 1	inomas punskia	Taje states of the do
16.	RC Comp	Conditions pliances (if icable)	N/A	S	estorei estorei	tavu no ce mance. Stato e du to Quorant las yevnos
17.	Licen	se no.	241 of 2023 dated	09.11.202	3	Valid up to 08.11.2028
18.	Total	licensed area	9.10625 acres	Area to b		9.10625 acres
19.	Statu	tory approvals either a	pplied for or obtain			ation .
	S.No	Particulars	Date of	approval		Validity up to
	i)	License Approval	241 of 2023 da	ated 09.11.	2023	08.11.2028
	ii)	Zoning Plan Approval	traduce off of stee N	/A		N/A
iloso enen	iii)	Layout plan Approval	Drg. No. DGT 10.11	CP 9796 da 1.2023	ited	N/A
i e a face	iv)	Environmental Clearance	N	/A		N/A
J. J. Luk	v)	Architectural Control Sheet	Not provided			



	estimate approval	
20.	Fee details	
	Registration fee	55277.524 * 1.5 * 20 = Rs 16,58,326/-
	Processing fee	55277.524 * 10 = Rs 5,52,775/-
	Late fee	N/A
	Total	Rs 22,11,101/-
21.	DD amount	Rs. 22,12,000/-
	DD no. and date	299770 dated 30.10.2023
	Name of the bank issuing	HCBS Bank
	Deficient amount	NIL
22.	File Status	Date
	File received on	10.11.2023
	First notice Sent on	30.11.2023
	First hearing on	04.12.2023
23.	Case History:-	EL-SOR de nationales de
	for registration is same as tha 09.11.2023 Valid up to 08.11 The application for registration	of REP – I (Part A-H) is RERA -GRG-PROJ-1474-2023. The project area tof the licensed area i.e., 9.10625 acres. License no – 241 of 2023 dated 2028. ation was scrutinized and 1st deficiency notice vide notice no. and 30.11.2023 has been issued to the promoter with an opportunity of
	The status of the documents is	s mentioned below:
24.	Present compliance status as on 04.12.2023 of the deficiencies conveyed through notice dated 30.11.2023	 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. Approved architectural control sheet needs to be submitted.
	edian Silvin bi	4 Approved service plans and estimates needs to be submitted. If applied than copy of the same needs to be submitted.
	100 Y 600 10 Y 10 10 10 10 10 10 10 10 10 10 10 10 10	5 Collaboration agreement needs to be clarified. 6 Information to revenue department regarding entry of license and collaboration agreement in revenue record needs to be submitted.
	AVR Best	7 Electrical load availability needs to be submitted. 8 Approvals / NOC's from various agencies for connecting external services like road, water supply, sewerage, storm water needs to be submitted.
		9 Natural conservation zone, Tree cutting permission, Forest land diversion, Power Line shifting affidavit for non-applicability needs to be revised and notarized.

vi)

Service

and

plan

Not provided



	Email Business District
	RERA-GRG-PROJ-1474-20
	10 Draft Allotment letter needs to be revised.
	11 KYC of Vikas Kumar (Authorised Signatory of bar
	account) needs to be submitted.
	12 Land cost needs to be clarified according to area app for registration.
	13 Cash flow statement needs to be provided.
	14 Affidavit regarding no loan on project land needs to be submitted.
	15 Project report needs to be provided.
	16 Quarterly statement of expenditure needs to be provided.
	17 Bank Undertaking needs to be revised.
	18 Ca certificate for expenditure incurred needs to be revised.
	19 Affidavit of promoter regarding arrangement with the
	bank of master account needs to be provided.
	20 REP II needs to be provided.
	21 Affidavit of 10% auto deduct of EDC from separate
	account needs to be provided.
Remarks	All above documents needs to be submitted.
NA	<i>O</i> v
M3//	Mu

(Asha) (Sumeet) **Chartered Accountant Engineering Officer** Day and Date of hearing Monday and 04.12.2023 Proceeding recorded by Ram Niwas PROCEEDINGS OF THE DAY

Proceedings dated: 04.12.2023.

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

Sh. Anitesh Singh Chauhan (Senior Manager) is present on behalf of the promoter.

The AR of the promoter states that the reply to the deficiencies pointed out by the authority has been submitted on 01.12.2023. The same needs to be examined by the authority. Further the promoter had applied for approval of standard design and the same is pending approval.

The matter is adjourned and to come up on 18.12.2023.

Member, HARERA

(Ashok Sangwan) Member HARERA (Vijay Kumar Goyal) 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 भू-संपदा (विनियमन और विकास) अधिनियम, 2016को धारा 20के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

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