

## 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

S.No.	Parti	culars	Details				
1.	Name	e of the project	Emaar Business	District 83			
2.	Name	e of the promoter	M/s Emaar India Ltd.				
3.	Natu	re of the project	Commercial Plotted Colony (SCO)				
4.	Locat	tion of the project	Sector-83, Gurug	gram	Parking All March Control of the Con		
5.	Legal	capacity to act as a	Collaborator		Particulation out the process of		
	prom	oter	and and areas are a second of the second of				
6.	Name	e of license holder	Sewak Developers Pvt Ltd and Others				
7.	Statu	s of project	New				
8. Whether registration			Whole Project				
	applied for whole/phase						
9.		oletion date as	31.12.2028				
		ioned in REP-II					
10.	Onlin	e application ID	RERA-GRG-PROJ	mil ayrı redonema ağınlı			
11.	QPR		N/A				
17160	appli	icable)	approach Act. 201	least had stabilished	Flater flack add a		
12.	4(2)	(l)(D) Compliances	N/A				
	(if applicable)		is been end and to				
13.	4(2)	(1)(C) Compliances	N/A	N/A			
	(if applicable)		de la branche				
14.	Status of change of bank N/A						
		unt (if applicable)					
15.		ils of proceedings	N/A	Granden and School	ORANGE SEE SEE SEE SEE SEE SEE SEE		
		ing against the	toltice) nuclearit?				
		ect (if applicable)	Cylines out their				
16.			N/A	SAFTU DE MILITARE	We deput with Augustics		
6.01% (A)							
			ACCUPATION OF THE STATE OF				
	annli		10.02.250				
17		cable)	241 of 2023 date	d 00 11 2022	Valid up to 09 11 2029		
17.	Licen	cable) se no.	241 of 2023 date	ed 09.11.2023	Valid up to 08.11.2028		
17. 18.	Licen	cable)	241 of 2023 date 9.10625 acres	Area to be	Valid up to 08.11.2028 9.10625 acres		
18.	Licen Total	cable) se no. licensed area	9.10625 acres	Area to be registered	9.10625 acres		
18.	Licen Total	cable) se no.	9.10625 acres	Area to be registered	9.10625 acres		
	Licen Total	cable) se no. licensed area	9.10625 acres	Area to be registered	9.10625 acres		
18.	Licen Total Statu	cable) se no. licensed area tory approvals either a	9.10625 acres  pplied for or obta	Area to be registered ained prior to regis	9.10625 acres		
18.	Total Status S.No i)	cable) se no. licensed area tory approvals either a Particulars License Approval	9.10625 acres  pplied for or obta	Area to be registered ained prior to registor fapproval dated 09.11.2023	9.10625 acres  tration  Validity up to  08.11.2028		
18.	Total Status S.No	cable) se no. licensed area tory approvals either a Particulars License Approval Zoning Plan	9.10625 acres  pplied for or obta	Area to be registered ained prior to register	9.10625 acres  tration  Validity up to		
18.	Licen Total Status S.No i) ii)	cable) se no. licensed area tory approvals either a Particulars License Approval Zoning Plan Approval	9.10625 acres  pplied for or obta  Date of 2023	Area to be registered ained prior to registered of approval dated 09.11.2023	9.10625 acres  tration  Validity up to  08.11.2028  N/A		
18.	Total Status S.No i)	cable) se no. licensed area tory approvals either a Particulars License Approval Zoning Plan Approval Layout plan	9.10625 acres  pplied for or obta  Date of 2023  Drg. No. DG	Area to be registered ained prior to registered dated 09.11.2023 N/A TCP 9796 dated	9.10625 acres  tration  Validity up to  08.11.2028		
18.	Licen Total Status S.No i) ii)	cable) se no. licensed area tory approvals either a Particulars License Approval Zoning Plan Approval Layout plan Approval	9.10625 acres  pplied for or obta  Date of 2023  Drg. No. DG	Area to be registered ained prior to registered dated 09.11.2023 N/A TCP 9796 dated 11.2023	9.10625 acres  tration  Validity up to  08.11.2028  N/A  N/A		
18.	Licen Total Status S.No i) ii)	cable) se no. licensed area tory approvals either a Particulars License Approval Zoning Plan Approval Layout plan Approval Environmental	9.10625 acres  pplied for or obta  Date of 2023  Drg. No. DG	Area to be registered ained prior to registered dated 09.11.2023 N/A TCP 9796 dated	9.10625 acres  tration  Validity up to  08.11.2028  N/A		
18.	Licen Total Status S.No i) ii)	cable) se no. licensed area tory approvals either a Particulars License Approval Zoning Plan Approval Layout plan Approval	9.10625 acres  pplied for or obta  Date of 2023  Drg. No. DG	Area to be registered ained prior to registered dated 09.11.2023 N/A TCP 9796 dated 11.2023 N/A	9.10625 acres  tration  Validity up to  08.11.2028  N/A  N/A		



	vi) Service plan a estimate approva	Applied dated 22.11.2023			
20.	Fee details				
	Registration fee	55277.524 * 1.5 * 20 = Rs 16,58,326/-			
	<b>Processing fee</b>	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	g HCBS Bank			
	Deficient amount	NIL SUPERING A SUSSE IN SUBSE SUBSE			
22.	File Status	Date			
	File received on	10.11.2023			
	First notice Sent on	30.11.2023			
	First hearing on	04.12.2023			
	Second hearing on	18.12.2023			
23	Case History:				

## 23. | Case History:-

The promoter M/s Emaar India Ltd. who is a collaborator had applied for the registration of real estate project namely "Emaar Business District 83" located at Sector-83, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 61658 dated 10.11.2023 and RPIN-672. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1474-2023. The project area for registration is same as that of the licensed area i.e., 9.10625 acres. License no – 241 of 2023 dated 09.11.2023 Valid up to 08.11.2028.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/672 dated 30.11.2023 has been issued to the promoter with an opportunity of being heard on 04.12.2023.

**On 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.

The promoter has submitted a reply on 01.12.2023 which has been scrutinized and the status of the documents is mentioned below:

24.	Present compliance status as on 18.12.2023 of the deficiencies conveyed in last hearing dated 04.12.2023.	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. Status: Needs to be corrected.  Online DPI needs to be corrected.				
		Status: Needs to be corrected.  3 Approved architectural control sheet needs to be submitted.				
		Status: Not submitted  4 Approved service plans and estimates needs to be submitted. If applied than copy of the same needs to be				
		submitted. Status: Not submitted				

Collaboration agreement needs to be clarified.



**Status: Promoter** submits letters landowner companies with reference collaboration agreements wherein it is stated that the companies are wholly owned subsidiary of Emaar India Ltd and Emaar own 100% beneficial interest and have all right to develop, sale, market entire land owned bv company. collaboration agreements are without mentioning the area.

6 Information to revenue department regarding entry of license and collaboration agreement in revenue record needs to be submitted.

**Status: Submitted** 

- 7 Electrical load availability needs to be submitted. **Status: Submitted. Memo no. Ch-08/Drg-PLC dated 23.11.2023.**
- 8 Approvals / NOC's from various agencies for connecting external services like road, water supply, sewerage, storm water needs to be submitted.
  Status: Road access applied, and others submitted
- 9 Natural conservation zone, Tree cutting permission, Forest land diversion, Power Line shifting affidavit for non-applicability needs to be revised and notarized.

  Status: Submitted
- 10 Draft Allotment letter needs to be revised. Status: Needs to be revised
- 11 KYC of Vikas Kumar (Authorised Signatory of bank account) needs to be submitted.

Status: Authorised signatory changed and their KYC submitted.

12 Land cost needs to be clarified according to area apply for registration.

**Status: Submitted** 

13 Cash flow statement needs to be provided.

**Status: Submitted** 

14 Affidavit regarding no loan on project land needs to be submitted.

**Status: Submitted** 

15 Project report needs to be provided.

**Status: Submitted** 

16 Quarterly statement of expenditure needs to be provided.

**Status: Submitted** 

17 Bank Undertaking needs to be revised.

**Status: Submitted** 

18 Ca certificate for expenditure incurred needs to be revised.

**Status: Submitted** 

**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, 2016कों धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16





		सत्यमेव जयते उपरिपर्दारामा
	19	Affidavit of promoter regarding arrangement with the
	29 3 1 0 23 4 3	bank of master account needs to be provided.
	2272	Status: Submitted
ESSE DE PART. DE DESCRIPTOR DE SACRAMA	20	REP II needs to be provided.
a the market market forms a	The State of	Status: Submitted
appropries and a registration of propries the state of the	21	Affidavit of 10% auto deduct of EDC from separate
region in parties of the region of the state	Total State of the	account needs to be provided.
THE CANALISM IS A SECOND	922.374	Status: Submitted
Remarks	1	The annexures in the online application are not uploaded as well as the correction needs to be done in
de seu a la mandre la la la reproducada a presida de la composidada del composidada de la composidada del composidada de la composidada del composidad		the online (A-H) application.
The	2	Online DPI needs to be corrected.
	3	Approved architectural control sheet needs to be submitted.
Manus no. Ch-04/15 per line.	4	Approved service plans and estimates needs to be submitted. If applied than copy of the same needs to be submitted.
PURE NEW TOTAL STREET,	5	Road access permission needs to be submitted.
STATE OF STREET STREET, SECTION STREET	6	Draft Allotment letter needs to be revised.
× 1	170951 170051	hans
(Asha)		(Sumeet)
Chartered Accountant	olatavi	Engineering Officer
Day and Date of hearing	on viii	Monday and 18.12.2023
	24 7 18	

PROCEEDINGS OF THE DAY

Ram Niwas

Proceedings dated: 18.12.2023.

Proceeding recorded by

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

Sh. Purushottam Grover (Vice President, Govt. Affairs) and Sh. Anitesh Singh (Sr. Manager) are present on behalf of the promoter.

The AR states that the approval of standard design/architectural control sheet is under consideration of DGTCP, and final approval is expected within a week. In view of same the AR requests for two weeks' time for submission of approved standard design along with rectification of other deficiencies including a DD of Rs. 25 lakh as a security amount for placing on record the copies of approved service plans and estimates within six months.

The matter to come up on 01.01.2024.

(Sanjeev Kumar Arora) Member, HARERA (Ashok Sangwan) Member, HARERA (Vijay Kumar Goyal) Member, HARERA

(Arun Kumar) Chairman, HARERA