

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project ROF Normanton Park

Promoter M/s ROF Infratech & Housing Pvt. Ltd.

PROJECT HEARING BRIEF

S.No.	Particulars	Details	
1.	Name of the project	ROF Normanton Park	
2.	Name of the promotor	M/s ROF Infratech & Housing Pvt. Ltd.	
3.	Nature of the project	Affordable Plotted Colony under DDJAY	
4.	Location of the project	Sector 36, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Licensee	
6.	Name of the license holder	M/s ROF Infratech & Housing Pvt. Ltd.	
7.	Name of the collaborator	N/A	
8.	Status of project	New	
9.	Whether registration applied for whole	Whole	
10.	Online application ID	RERA-GRG-PROJ-971-2021	
11.	License no.	92 of 2021 dated 12.11.2021	Valid up to 11.11.2026
12.	Total licensed area	14.775 Acres	Area to be registered 14.775 Acres
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	11.11.2026
	ii)	Zoning Plan Approval	Applied on 15.12.2021
	iii)	Layout plan Approval	15.11.2021
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Applied on
14.	File Status	Date	
	Project received on	22.12.2021	

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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 अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	First notice sent on	05.01.2022
	First reply submitted on	12.01.2022
	First hearing on	17.01.2022
	Second hearing on	19.01.2022
15.	Case History An application is made by the Promoter "M/s ROF Infratech & Housing Pvt. Ltd." for the affordable residential plotted colony namely "ROF Normanton Park" located at sector 36, Sohna, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016. This application is for registration of affordable group housing project admeasuring an area of 14.775 acres for which the license vide no 92 of 2021 dated 12.11.2021 valid upto 11.11.2026 has been issued by DTCP in favour of M/s ROF Infratech & Housing Pvt. Ltd. The current application of registration comprises of 233 plots out of which 118 plots are to be freezed and rest 115 are open for sale. It was found that there were deficiencies in the application which have been mentioned in AAE and CA scrutiny. The deficiencies along with the date of hearing are conveyed to the promoter through 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/416 dated 05.01.2022	
16.	Scrutiny of the reply submitted on 12.01.2021 1. Online corrections in REP-I (Part A-H) needs to be done. Status: Done 2. Corrections in detailed project information needs to be done. Status: Not done 3. Deficit fee of ₹10,19,174/- needs to be paid. Status: Not paid. 4. Copy of Approved Zoning Plan needs to be submitted. Status: Acknowledgement submitted, applied on 15.12.2021 5. Copy of Service Plans and Estimates approved from the competent authority needs to be submitted. Status: Acknowledgement submitted, applied on 25.11.2021 6. Mutations, Jamabandi and aks -shijra for the whole licensed area duly certified by revenue officer six months prior to the date of application needs to be submitted. Status: Submitted, Jamabandi not certified on recent date	

7. Cost of land for the applied area of registration i.e., 14.775 acres need to be clarified.
Status: Submitted
8. Cost of license fees needs to be clarified. Copy of payment challan needs to be provided.
Status: Not submitted
9. GST Registration certificate needs to be submitted.
Status: Not submitted
10. Form REP-II needs to be revised.
Status: Not submitted
11. KYC of Mohit Mittal needs to be submitted and name of the Mohit Mittal needs to be mention in DPI as authorized person to operate the bank account.
Status: Submitted
12. Promoter affidavit keeping in view of section 4(2)(l)(D) of the act needs to be revised.
Status: Submitted
13. An undertaking from the promoter regarding EDC to ensure that the 10% of total receipts in project RERA account should be transferred in state treasury account until it is fully paid.
Status: Submitted
14. Passport number of the director should be mentioned in the DPI, if not available an undertaking in this regard should be provided.
Status: Submitted

Proceedings Dated: 17.01.2022

The matter was adjourned to 19.01.2022

Proceedings Dated: 19.01.2022

Ar. Neeraj Gautam, Associate Architectural Executive briefed the facts about the case.

Sh. Mayank Prajapat (AR) joined the proceedings through VC on behalf of the promoter. The promoter has been advised to submit the balance approvals within one week or the bank guarantee of Rs. 10 lakhs for each of the approvals be submitted for obtaining the requisite approvals within 2 months' time.

The matter to come up on 24.01.2022.

17.	Deficit documents	<ol style="list-style-type: none"> 1. Corrections in detailed project information needs to be done. Status: Not done 2. Deficit fee of ₹10,19,174/- needs to be paid.
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	<p>Status: Not paid. Request for adjustment with previous project submitted.</p> <p>3. Copy of Approved Zoning Plan needs to be submitted. Status: Acknowledgement submitted, applied on 15.12.2021</p> <p>4. Copy of Service Plans and Estimates approved from the competent authority needs to be submitted. Status: Acknowledgement submitted, applied on 25.11.2021</p> <p>5. Jamabandi for the whole licensed area duly certified by revenue officer six months prior to the date of application needs to be submitted. Status: Submitted, Jamabandi not certified on recent date</p> <p>6. Cost of license fees needs to be clarified. Copy of payment challan needs to be provided. Status: Not submitted</p> <p>7. GST Registration certificate needs to be submitted. Status: Not submitted</p> <p>8. Form REP-II needs to be revised. Status: Not submitted</p>
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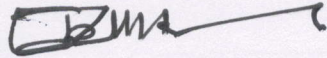
Associate Architectural Executive

Day and Date of hearing	Monday and 24.01.2022			
Proceeding recorded by	Ram Niwas			
REPRESENTED THROUGH				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Mayank Prajapat	CS	8947848241	cs@rof.co.in
PROCEEDINGS OF THE DAY				
Proceedings Dated: 24.01.2022				

Sh. Mayank Prajapat (AR) joined the proceedings through VC on behalf of the promoter. The AR of the promoter is directed to submit the deficit documents in the authority before the next date of hearing.

The matter to come up on 31.01.2022


V.K. Goyal
(Member)


Dr. K.K. Khandelwal
(Chairman)