

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 | Date of approval |
| | i) | License Approval | 12.11.2021 |
| | 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 25.11.2021 |
| 14. | File Status | Date | |
| | Project received on | 22.12.2021 | |
| | First notice sent on | 05.01.2022 | |

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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 अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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|------------|--|---|
| | First reply submitted on | 12.01.2022 |
| | First hearing on | 17.01.2022 |
| | Second hearing on | 19.01.2022 |
| | Third hearing on | 31.01.2022 |
| 15. | Case History | <p>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.</p> <p>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.</p> <p>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.</p> <p>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 1st deficiency notice vide notice no. HARERA/GGM/RPIN/416 dated 05.01.2022</p> |
| 16. | Scrutiny of the reply submitted on 12.01.2021 | <ol style="list-style-type: none"> 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 |

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: 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)(I)(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.

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

Documents submitted on 28.01.2022

1. Bank guarantee of Rs. 10 Lakhs on account of submission of approved zoning plan within three months from date of issuance of registration.
2. Bank guarantee of Rs. 10 Lakhs on account of submission of approved service plans and estimates within three months from date of issuance of registration.

Proceedings Dated; 31.01.2022

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

The promoter has applied for approval of zoning plan and service plans and estimates in the concerned departments and acknowledgements of the same have been submitted in the authority. The corrections in online DPI and deficit fee of Rs. ₹10,19,174/- are still pending.

The promoter has submitted a bank guarantee of Rs. 10 lakhs on account of submission of approved zoning plan and Rs. 10 lakhs on account of submission of approved service plans and estimates within three months from date of issuance of registration certificate.

By the order of the authority, the promoter is directed to attend the deficiencies before the next date of hearing

The matter to come up on 07.02.2022

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|-----|--------------------------|--|
| 17. | Deficit documents | <ol style="list-style-type: none"> 1. Copy of Approved Zoning Plan needs to be submitted. Status: Acknowledgement submitted, applied on 15.12.2021 2. Copy of Service Plans and Estimates approved from the competent authority needs to be submitted. Status: Acknowledgement submitted, applied on 25.11.2021 3. GST Registration certificate needs to be submitted. Status: Not submitted |
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Associate Architectural Executive

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|--------------------------------|-----------------------|
| Day and Date of hearing | Monday and 17.02.2022 |
| Proceeding recorded by | Ram Niwas |

REPRESENTED THROUGH

| Sr. no. | Name | Designation | Mobile No. | E-mail |
|---------|-----------------|-------------|------------|----------------|
| 1. | M.S. Mittal | Chairman | 8506996388 | info@rof.co.in |
| 2. | Mayank Prajapat | AR | 8947848241 | ca@rof.co.in |

PROCEEDINGS OF THE DAY

Proceedings Dated: 07.02.2022

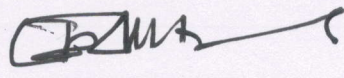
Ar. Neeraj Gautam, Associate Architectural Executive briefed the facts about the case.

Sh. Mayank Prajapat (AR) and Sh. M.S. Mittal, Chairman are present on behalf of the promoter.

The promoter has made the requisite corrections in online DPI and submitted deficit documents except for the copy of approved zoning plan and service plan and estimates for which the BG of Rs. 10 lakh each has also been submitted in the registry of the Authority on 28.01.2022 with an undertaking for submission of their approved copies within three months of the grant of registration certificate.

In view of the above facts, the authority has decided to grant registration to the promoter subject to submission of remaining deficit documents in the authority within stipulated time. In case approved zoning plan and approved service plan and estimates are not submitted in the authority within three months of the date of grant of registration, the bank guarantee shall be forfeited.

V.1-3
V.K. Goyal
(Member)


Dr. K.K. Khandelwal
(Chairman)