



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project
Promoter

Yashika 104
M/s Apricus Hills Pvt. Ltd.

PROJECT HEARING BRIEF

SNo.	Particulars	Details	
1.	Name of the project	Yashika 104	
2.	Name of the promotor	M/s Apricus Hills Pvt. Ltd	
3.	Nature of the project	Affordable Group Housing Project	
4.	Location of the project	Sector- 104, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Dharmbir, Ajay, Vijay S/o Nandram, Swikar, Rahul Ss/o Naseeb, Manoj, Arun Ss/o Bala D/o Nandram, Gayatri D/o Bala	
7.	Whether registration applied for whole	Whole	
8.	License no.	101 of 2021	Valid up to 11.08.2026
9.	Total licensed area	5.0375 Acres	Area to be registered 5.0375 Acres
10.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Validity up to
	i)	License Approval	07.12.2026
	ii)	Zoning Plan Approval	
	iii)	Building plan Approval	13.02.2027
	iv)	Environmental Clearance	
	v)	Airport height clearance	23.01.2030
	vi)	Fire scheme approval	
	vii)	Service plan and estimate approval	
	viii)	Electricity load availability connection	
11.	File Status	Date	
	Project received on	28.03.2022	
	First notice sent on	08.04.2022	
	1 st reply submitted on	11.04.2022	

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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 अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



1st reply submitted on	13.04.2022
Case history- <p>The the promoter i.e. M/s Apricus Hills Pvt. Ltd. has applied on dated 28.03.2022 for registration of their affordable group housing project namely "Yashika 104" in sector 104, 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 5.0375 acres for which the license no 101 of 2021 dated 08.12.2021 valid upto 07.12.2026 has been issued by DTCP in favour of Dharmbir, Ajay, Vijay and others in collaboration with M/s Apricus Hills Pvt. Ltd.</p> <p>The application pertains to 7 residential towers comprising of 704 dwelling units and two commercial blocks being developed by M/s Apricus Hills Pvt. Ltd.</p> <p>On scrutiny of application, it was found that there were deficiencies in the application which have been conveyed to the promoter through first deficiency notice.</p> <p>Further, the authority is in receipt of complaint vide central receipt no. 14465/29559 dated 09.03.2022 requesting not to provide RERA registration to M/s Apricus Hills Pvt Ltd. for development of project over the land of which Rect. No. 18, Killa no. 18/2 (5-13) and 19/2 (5-11) situated in revenue estates of Dhanwapur, Tehsil Kadipur, Gurugram is a part. The complainant states that land owners addressed in the complaint have accepted advance payment from M/s Dezire Homesquare Pvt. Ltd. for the sale of land under consideration while they had already entered into collaboration agreement with M/s Apricus Hills Pvt. Ltd. for development on the same land.</p> Scrutiny of reply dated 11.04.2022 <ol style="list-style-type: none">1. Natural conservation zone NOC needs to be submitted. Status: Submitted2. Forest land diversion NOC needs to be submitted. Status: Submitted3. Tree cutting permission needs to be submitted. Status: Submitted4. Power line shifting NOC needs to be submitted. Status: Submitted	

	<p>5. 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 needs to be submitted. Status: Submitted</p> <p>6. Cost of EDC and IDC needs to be clarified, schedule of payment of EDC and IDC needs to be provided. Status: Submitted</p> <p>Scrutiny of reply dated 13.04.2022</p> <p>1. Approved environmental clearance needs to be submitted. Status: Applied on 15.03.2022</p> <p>2. Non- default certificate needs to be revised. Status: Submitted</p> <p>3. The authority is in receipt of a complaint regarding the project land. A copy of complaint has been shared with the promoter. A clarification regarding the allegations made in the complaint needs to be submitted. Status: Submitted</p>	
<p>12.</p>	<p>Deficit documents</p>	<p>1. Online corrections in REP-I (Part A-H) needs to be done. Status: Corrections marked on hard copy and conveyed to the promoter.</p> <p>2. Corrections in detailed project information needs to be done. Status: Corrections marked on hard copy and conveyed to the promoter.</p> <p>3. Deficit fee of Rs. 1,912/- needs to be paid.</p> <p>4. LC- IV duly stamped and signed by Director, Town and Country Planning, Haryana needs to be submitted.</p> <p>5. Copy of information to revenue department regarding the fact that project land is licensed and bonded for setting up of a colony needs to be submitted.</p> <p>6. Revised project report needs to be submitted.</p> <p>7. Approved environmental clearance needs to be submitted.</p> <p>8. Approved fire scheme plans along with sanction letter needs to be submitted.</p>

		<p>9. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted</p> <p>10. Copy of sanctioned building plans for commercial blocks need to be submitted. PERT chart needs to be submitted.</p> <p>11. Draft conveyance deed and BBA needs to be submitted in prescribed format.</p> <p>12. Cost of Land needs to be clarified.</p> <p>13. Directors report for the financial year 2019-20 and 2020-21 needs to be provided.</p> <p>14. Promoter affidavit keeping in view of section 4(2)(l)(D) needs to be revised.</p> <p>15. Copy of Approved service estimates and its plan needs to be submitted.</p> <p>16. Non- encumbrance certificate needs to be provided on the basis of latest Jamabandi.</p> <p>17. Legible copy of pan of Raman Grover needs to be submitted.</p> <p>18. Project proponent form needs to be submitted.</p> <p>19. Contact details, passport details of directors and authorized signatory needs to be submitted.</p> <p>20. KYC of the person authorized to operate the bank account needs to be provided.</p> <p>21. Board resolution authorized to operate the bank account needs to be submitted.</p> <p>22. Electrical load availability connection needs to be submitted. Status: Acknowledgement submitted. Approval not granted.</p> <p>23. CA certificate for the quarterly source of fund till the date of application needs to be submitted.</p>
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 Associate Architectural Executive

Day and Date of hearing	Monday and 18.04.2022
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Proceeding recorded by		Sh. Ram Niwas		
REPRESENTED THROUGH				
Sr. no.	Name	Designation	Mobile No.	E-mail
1	Dheeraj Yadav	Director		
2	Amit Yadav	Authorised signatory		
3	Vishamber Shokeen	AR		
PROCEEDINGS OF THE DAY				
<p>Proceedings dated 18.04.2022</p> <p>Ar. Neeraj Gautam, Associate Architectural Executive briefed the facts about the case.</p> <p>Sh. Dheeraj Yadav (Director), Sh. Amit Yadav (Authorised Signatory) and Sh. Vishamber Shokeen (AR) are present on the behalf of the promoter. A complaint has been received where it is apprehended that there can be some land title dispute. Complaint is referred to Sh. Dharam Pal, Retd. DRO to conduct fact finding inquiry and submit report within 2 weeks. He shall be paid an honorarium of Rs. 25,000/- to be paid by the promoter through registry of the Authority. Meanwhile the necessary deficiencies be rectified, and deficit documents be submitted.</p> <p>Copy of the complaint be also handed over to the promoter for submission of reply, if not submitted earlier.</p> <p>The matter to come up on 02.05.2022.</p>				

V.K. Goyal
 (Member)

Dr. K.K. Khandelwal
 (Chairman)

