



HARERA
GURUGRAM

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

Project ROF Insignia Park 88

Promoter M/s Nani Resorts and Floriculture Pvt. Ltd.

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

SNo.	Particulars	Details	
1.	Name of the project	ROF Insignia Park 88	
2.	Name of the promotor	M/s Nani Resorts and Floriculture Pvt. Ltd.	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 88A, Gurugram	
5.	Legal capacity to act as a promoter	Licensee	
6.	Name of the license holder	M/s Nani Resorts and Floriculture Pvt. Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1418-2023	
10.	License no.	70 of 2023 dated 04.04.2023	Valid up to 03.04.2028
11.	Total licensed area	11.21875 Acres	Area to be registered 11.21875 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	31.12.2027	
13.	QPR compliance	N/A	
14.	4(2)(I)(D) compliance	N/A	
15.	Compliance of conditions of RC	N/A	
16.	4(2)(I)(c) compliance	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	Status of change of bank a/c	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		

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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



HARERA GURUGRAM

Project
Promoter

ROF Insignia Park 88
M/s Nani Resorts and Floriculture Pvt. Ltd.

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	04.04.2023	03.04.2028
ii)	Zoning Plan Approval	06.06.2023	
iii)	Layout plan Approval	05.04.2023	
iv)	Environmental Clearance	N/A	
v)	Airport height clearance	N/A	
vi)	Fire scheme approval	N/A	
vii)	Service plan and estimate approval	Not submitted	
viii)	Electricity load availability connection	02.11.2023	
20.	Fee details		
	Registration fee	(43584.5745 x 10) + (1816.0239 x 20) =Rs. 4,72,167/-	
	Late fee	Nil	
	Processing fee	45400.5984 x 10 =Rs. 4,54,006/-	
	Total fee	Rs. 9,26,173/-	
21.	DD amount	Rs. 9,08,020/- Rs. 18,153/-	
	DD no. and date	739288 dated 07.11.2023 739293 dated 28.11.2023	
	Name of the bank issuing	Punjab National Bank	
	Deficient amount	Nil	
22.	File Status	Date	
	Project received on	09.11.2023	
	Notice dispatched on	28.11.2023	
	First reply submitted on	29.11.2023	
23.	Case history-		
	The promoter i.e., M/s Nani Resorts & Floriculture Pvt. Ltd. has applied on dated 09.11.2023 for registration of their affordable plotted colony under DDJAY namely "ROF Insignia Park		

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	<p>88" located at Sector 88A, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application relates to the license no. 70 of 2023 dated 04.04.2023 issued by the DTCP in favour of M/s Nani Resorts & Floriculture Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 11.21875 acres in sector- 88A, Gurugram.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter through deficiency notice dated 28.11.2023 and an opportunity of hearing was provided on 04.12.2023.</p>	
24.	<p>Present compliance status as on 04.12.2023 of deficient documents as conveyed through deficiency notice dated 28.11.2023</p>	<ol style="list-style-type: none">1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format. Status: Not done2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. Status: Not done3. Deficit of Rs. 18,153/- needs to be paid. Status: Paid through DD no. 739293 dated 28.11.2023 of PNB4. Bilateral agreements LC IV & LC IV B duly stamped and signed by the Detector, Town and Country Planning Haryana need to be submitted. Status: Submitted5. Copies of mutation, jamabandi and aks shijra certified by a revenue officer not more than 6 months prior to the date of application for registration needs to be submitted. Status: Submitted6. Non encumbrance certificate duly stamped and signed by the revenue officer not below the rank of Tehsildar needs to be submitted. Status: Submitted7. Approved service plans and estimates need to be submitted. Status: Applied on 08.11.20238. Demarcation plan needs to be submitted. Status: Submitted9. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted

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		<p>10. Revised PERT chart needs to be submitted. Status: Submitted</p> <p>11. Payment plan needs to be revised. Status: Submitted</p> <p>12. Conveyance deed needs to be revised. Status: Submitted</p> <p>13. Land cost needs to be clarified according to area apply for registration. Status: Clarified</p> <p>14. Cash flow statement needs to be revised. Status: Submitted</p> <p>15. Quarterly statement of expenditure needs to be provided. Status: Submitted</p> <p>16. CA certificate for non-default needs to be provided. Status: Submitted</p> <p>17. CA certificate for expenditure incurred and to be incurred needs to be corrected. Status: Submitted. However, expenditure to be incurred is not mentioned in the certificate.</p> <p>18. Copy of paid challan of EDC, License fee and Conversion charges needs to be provided. Status: Submitted</p> <p>19. Project report needs to be revised. Status: Submitted</p> <p>20. KYC of authorized signatory (Mohit Mittal and Abhishek Mittal) of operation of bank account needs to be submitted. Status: Submitted</p> <p>21. Undertaking regarding no loan on project needs to be submitted. Status: Submitted</p>
25.	Remarks	<p>1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format. Status: Not done</p> <p>2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted.</p>

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		Status: Not done 3. Approved service plans and estimates need to be submitted. Status: Applied on 08.11.2023
26.	Recommendation: The application submitted by the promoter u/s 4 of the Act of 2016 along with the requisite documents is found to be in order except for the corrected copies of REP-I and DPI, and approved service plans and estimates. The Authority may consider for the grant of registration subject to the submission of security amount of Rs. 25 lacs on account of submission of approved service plans and estimates in the Authority within six months. In case the promoter fails to submit the approval of service plans and estimates in the Authority within the stipulated time, this security amount may be forfeited by the Authority.	<p style="text-align: center;"> (Asha) Chartered Accountant</p> <p style="text-align: center;"> (Ar. Neeraj Gautam) Associate Architectural Executive</p>

Day and Date of hearing	Monday and 04.12.2023
Proceeding recorded by	Sh. Ram Niwas

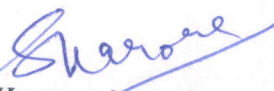
PROCEEDINGS OF THE DAY


Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.


Sh. Ashok Kumar (AR) and Sh. Mohit Mittal (AR) is present on the behalf of the promoter.

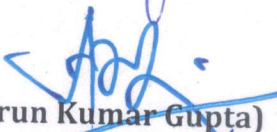
Approved as proposed subject to the deposit of BG/DD of Rs. 25 lakhs for submission of approved service plans and estimates within six months along with rectification of other deficiencies.

The RC shall be issued after compliance as above.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA

