



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 Roots Courtyard 2
Promoter M/s Roots Developers Pvt. Ltd.

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

SNo.	Particulars	Details		
1.	Name of the project	Roots Courtyard 2		
2.	Name of the promotor	M/s Roots Developers Pvt. Ltd. (Collaborator)		
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 95A, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Sh. Virender S/o Dharam Pal, Sh. Surander Yadav S/o Dharam Pal, Sh. Jitender Yadav S/o Phool Singh and Smt. Sarita W/o Vikash Yadav		
7.	Whether registration applied for whole	Whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1489-2023		
10.	License no.	57 of 2023 dated 17.03.2023	Valid up to 16.03.2028	
11.	Total licensed area	12.447 acres	Area to be registered	12.447 acres
12.	Project completion date as declared u/s 4(2)(I)(c)	REP-II needs to be submitted		
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			

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



S.No	Particulars	Date of approval	Validity up to
i)	License Approval	17.03.2023	16.03.2028
ii)	Zoning Plan Approval	12.10.2023	
iii)	Layout plan Approval	10.10.2023	
iv)	Environmental Clearance	N/A	
v)	Airport height clearance	N/A	
vi)	Fire scheme approval	N/A	
vii)	Service plan and estimate approval	13.09.2023	
viii)	Electricity load availability connection	18.05.2023	
20.	Fee details		
	Registration fee	(48356.11 x 10) + (2014.838 x 20) =Rs. 5,23,858/-	
	Late fee	Nil	
	Processing fee	50370.949 x 10 =Rs. 2,42,811/-	
	Total fee	Rs. 5,03,710/-	
21.	DD amount	Rs. 5,05,000/- Rs. 5,25,000/-	
	DD no. and date	005906 dated 10.11.2023 005907 dated 10.11.2023	
	Name of the bank issuing	HDFC Bank	
	Deficient amount	Nil	
22.	File Status	Date	
	Project received on	23.11.2023	
	Notice dispatched on	04.12.2023	
23.	Case history-		
	<p>The promoter i.e., M/s Roots Developers Pvt. Ltd. has applied on dated 23.11.2023 for registration of their affordable plotted colony under DDJAY namely "Roots Courtyard 2" located at Sector 95A, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application relates to the license no. 57 of 2023 issued by the DTCP in favour of Sh. Virender S/o Dharam Pal, Sh. Surander Yadav S/o Dharam Pal, Sh. Jitender Yadav S/o Phool Singh and Smt. Sarita W/o Vikash Yadav in collaboration with M/s Roots Developers Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 12.447 acres in sector- 95A, Gurugram.</p>		

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





	<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 04.12.2023 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 04.12.2023</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.2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted.3. An affidavit through Director of the company authorized by board resolution to the affect that the promoter has made no prior advertisement, marketing, booking, selling, offer for sale or invitation to persons in any manner to purchase unit in the project with respect to the license no. 25 of 2014 dated 11.06.2014 needs to be submitted.4. Copy of collaboration agreement with the owners of the land licensed vide no. 57 of 2023 dated 17.03.2023 needs to be submitted.5. Copies of mutation, jamabandi and aks- shijra duly certified by a revenue officer not more than 6 months prior to the date of application for registration needs to be submitted.6. Documents relating to entry of license and collaboration agreement in the revenue record need to be submitted.7. Land title search report needs to be submitted.8. PERT chart of the proposed project needs to be submitted.9. Payment plan annexed with allotment letter needs to be revised.10. Conveyance deed needs to be revised.11. Draft brochure and advertisement documents need to be revised.12. Cost of the land needs to be clarified according to the area applied for the registration.13. CA certificate for total expenditure needs to be revised.14. Non encumbrance certificate duly certified by revenue officer not below the rank of Tehsildar not more than 6 months prior to the date of application for registration needs to be submitted.15. Bank undertaking needs to be revised and submitted on letter head of the bank.16. CA certificate for expenditure incurred needs to be 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, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	<ol style="list-style-type: none">17. Independent Auditors reports for the financial year 2020-21,2021-22, and 2022-23 needs to be provided.18. Copy of paid challan of EDC, IDC and license fee needs to be submitted.19. Other sources in Financial resources need to be clarified.20. Quarterly schedule of estimated expenditure needs to be submitted.21. KYC of project consultants needs to be provided.22. Cash flow statement need to be provided.23. REP II needs to be provided.24. ROC statement needs to be provided.25. Project report needs to be revised.26. Undertaking regarding no loan on project land needs to be submitted.
Remarks	No reply has been submitted by the promoter in the Authority yet.
<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

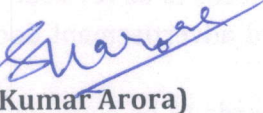
PROCEEDINGS OF THE DAY

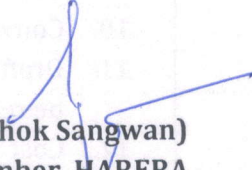
Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.


Sh. Vinod Kumar Munshi (AR) and Shakti Adlakha is present on the behalf of the promoter.


The deficiency notice is dispatched to the promoter today only. 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 11.12.2023


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA