

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project Lykehomes Avenue

Promoter M/s Lykehomes Pvt. Ltd.

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

SNo.	Particulars	Details	
1.	Name of the project	Lykehomes Avenue	
2.	Name of the promotor	M/s Lykehomes Pvt. Ltd. (Collaborator)	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 03, Farukhnagar, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Sh. Amarnath, Smt. Kamla, Sh. Ashok Kumar and Sh. Tejbir urf Tejveer	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1466-2023	
10.	License no.	185 of 2023 dated 11.09.2023	Valid up to 10.09.2028
11.	Total licensed area	8.4028 Acres	Area to be registered 8.4028 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	REP-II needs to be revised.	
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	

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भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



18.	Status of change of bank a/c	N/A		
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	11.09.2023	10.09.2028
	ii)	Zoning Plan Approval	Not submitted	
	iii)	Layout plan Approval	12.09.2023	
	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	06.10.2023	
20.	Fee details			
	Registration fee	(32644.676 x 05) + (1360.195 x 10) =Rs. 1,76,826/-		
	Late fee	Nil		
	Processing fee	34004.871 x 10 =Rs. 3,40,049/-		
	Total fee	Rs. 5,16,875/-		
21.	DD amount	Rs. 3,00,000/-		
	DD no. and date	000611 dated 07.11.2023		
	Name of the bank issuing	Bandhan Bank		
	Deficient amount	Rs. 2,16,875/-		
22.	File Status	Date		
	Project received on	28.11.2023		
	Notice dispatched on	30.11.2023		
	First hearing on	04.12.2023		
	First reply submitted on	04.12.2023		

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23.	<p>Case history-</p> <p>The promoter i.e., M/s Lykehomes Pvt. Ltd. has applied on dated 28.11.2023 for registration of their affordable plotted colony under DDJAY namely "Lykehomes Avenue" located at Sector 03, Farukhnagar, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application relates to the license no. 185 of 2023 dated 11.09.2023 issued by the DTCP in favour of Sh. Amarnath, Smt. Kamla, Sh. Ashok Kumar and Sh. Tejbir urf Tejveer in collaboration with M/s Lykehomes Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 8.4028 acres in sector- 03, Farukhnagar, 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 30.11.2023 and an opportunity of hearing was provided on 04.12.2023.</p>
24.	<p>Present compliance status as on 11.12.2023 of deficient documents as observed on 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. 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 fee of Rs. Rs. 2,16,875/- needs to be paid. Status: Not paid4. Copy of mutation duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted. Status: Not submitted5. Land title search report needs to be submitted. Status: Not submitted6. Non- encumbrance duly stamped and signed by a revenue officer not below the rank of Tehsildar needs to be submitted. Status: Not submitted7. Approved service plans and estimates need to be submitted. Status: Not submitted8. NOCs for construction water, drinking water supply, storm water drainage and sewerage connection from concerned departments need to be submitted.



		<p>Status: Submitted</p> <p>9. Demarcation plan needs to be submitted. Status: Submitted</p> <p>10. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Not submitted</p> <p>11. Approved zoning plan needs to be submitted. Status: Not submitted</p> <p>12. PERT chart of the proposed project needs to be submitted. Status: Not submitted</p> <p>13. Details of bank account in which amount from the allottees will be collected needs to be corrected in all allottee related draft documents. Status: Not corrected</p> <p>14. Cost of the land needs to be clarified according to the area applied for the registration. Status: Not clarified</p> <p>15. The financial resource of the project needs to be met the project cost, so same needs to be revised. Status: Not submitted</p> <p>16. Other sources in financial resources needs to be clarified. Status: Not clarified</p> <p>17. Project report needs to be provided. Status: Not submitted</p> <p>18. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised. Status: Not submitted</p> <p>19. CA certificate for REP I needs to be revised. Status: Not submitted</p> <p>20. Undertaking regarding no loan on project land needs to be provided. Status: Not submitted</p> <p>21. Revised bank undertaking in prescribed format needs to be submitted on the letter head of the bank. Status: Not submitted</p> <p>22. Quarterly schedule of estimated expenditure needs to be corrected.</p>
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	<p>Status: Not corrected</p> <p>23. Cash flow statement needs to be corrected.</p> <p>Status: Not corrected</p> <p>24. REP -II needs to be revised.</p> <p>Status: Not submitted</p> <p>25. CA certificate for expenses incurred and to be incurred needs to be revised.</p> <p>Status: Not submitted</p> <p>26. The board resolution for operation of bank account needs to be provided.</p> <p>Status: Not submitted</p>
Remarks	<p>1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format.</p> <p>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> <p>Status: Not done</p> <p>3. Deficit fee of Rs. Rs. 2,16,875/- needs to be paid.</p> <p>Status: Not paid</p> <p>4. Copy of mutation duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted.</p> <p>Status: Not submitted</p> <p>5. Land title search report needs to be submitted.</p> <p>Status: Not submitted</p> <p>6. Non- encumbrance duly stamped and signed by a revenue officer not below the rank of Tehsildar needs to be submitted.</p> <p>Status: Not submitted</p> <p>7. Approved service plans and estimates need to be submitted.</p> <p>Status: Not submitted</p> <p>8. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.</p> <p>Status: Not submitted</p> <p>9. Approved zoning plan needs to be submitted.</p> <p>Status: Not submitted</p> <p>10. PERT chart of the proposed project needs to be</p>

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	<p>submitted. Status: Not submitted</p> <p>11. Details of bank account in which amount from the allottees will be collected needs to be corrected in all allottee related draft documents. Status: Not corrected</p> <p>12. Cost of the land needs to be clarified according to the area applied for the registration. Status: Not clarified</p> <p>13. The financial resource of the project needs to be met the project cost, so same needs to be revised. Status: Not submitted</p> <p>14. Other sources in financial resources needs to be clarified. Status: Not clarified</p> <p>15. Project report needs to be provided. Status: Not submitted</p> <p>16. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised. Status: Not submitted</p> <p>17. CA certificate for REP I needs to be revised. Status: Not submitted</p> <p>18. Undertaking regarding no loan on project land needs to be provided. Status: Not submitted</p> <p>19. Revised bank undertaking in prescribed format needs to be submitted on the letter head of the bank. Status: Not submitted</p> <p>20. Quarterly schedule of estimated expenditure needs to be corrected. Status: Not corrected</p> <p>21. Cash flow statement needs to be corrected. Status: Not corrected</p> <p>22. REP -II needs to be revised. Status: Not submitted</p> <p>23. CA certificate for expenses incurred and to be incurred needs to be revised. Status: Not submitted</p> <p>24. The board resolution for operation of bank</p>
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	account needs to be provided. Status: Not submitted
 (Asha) Chartered Accountant	 (Ar. Neeraj Gautam) Associate Architectural Executive

Day and Date of hearing	Monday and 11.12.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 11.12.2023

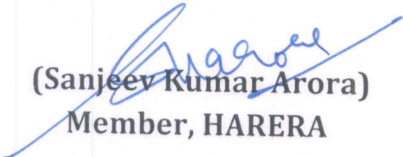
Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.

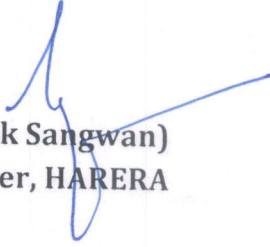
Sh. Pawan Kumar (AR) is present on the behalf of the promoter.


The promoter is directed to submit the rectified bank undertaking, approved zoning plan, non-encumbrance certificate duly certified by a revenue officer not below the rank of Tehsildar and other deficit documents listed above in the Authority.

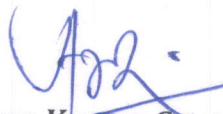
The AR of the promoter seeks two weeks' time to submit the above-mentioned deficiencies in the Authority.

The matter to come up on 01.01.2024.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA

