

# 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

Lykehomes Avenue

Promoter M/s Lykehomes Pvt. Ltd.

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 Valid up to 10.09.2028 11.09.2023		
11.	Total licensed area	8.4028 Acres Area to be registered 8.4028 Acres		
12.	Project completion date as declared u/s 4(2)(l)(c)	REP-II needs to be revised.		
13.	QPR compliance	N/A		
14.	4(2)(l)(D) compliance	N/A		
15.	Compliance of conditions of RC	N/A		
16.	4(2)(l)(c) compliance	N/A		
17.	Details of proceedings pending against the project	N/A		



Project

Lykehomes Avenue Promoter M/s Lykehomes Pvt. Ltd.

18.	Statu	s 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	PAI
	ii)	Zoning Plan Approval	Not submitted	Tema deli sedi e transita e su se	
	iii)	Layout plan Approval	12.09.2023	en e	7.00 E
	iv)	Environmental Clearance	N/A	Number of the project	
	v)	Airport height clearance	N/A	Ratin e of the project	
	vi)	Fire scheme approval	N/A	ा प्राचीन विद्यालयों है के उन्हें में बहुत हैं	
	vii)	Service plan and estimate approval	Not submitted	logel tanacayanaa as	2 2
	viii)	Electricity load availability connection	06.10.2023	obtail peperdical in unaff (	, and the second
20.	Fee details				
	Registration fee		(32644.676 x 05) + (136 =Rs. 1,76,826/-	0.195 x 10)	1 1
	Late fee		Nil	al sobsettage ontiled	
	Proce	essing fee	34004.871 x 10 =Rs. 3,40,049/-	Вселя пс.	10.5
	Total	fee	Rs. 5,16,875/-	Term this no little to the	
21.	DD a	mount	Rs. 3,00,000/-		
	DD n	o. and date	000611 dated 07.11.202	3 to a market plant of the special of	
	Name	e of the bank issuing	Bandhan Bank	Capilly Car and be entered	
	Defic	ient amount	Rs. 2,16,875/-	emailspace 1991	
22.	File S	tatus	Date	*ususidusos (d)(1)(X)4 ;	
	Proje	ct received on	28.11.2023	restriction to best grade:	1.27
	Notic	e dispatched on	30.11.2023	12	
	First	hearing on	04.12.2023	managaga phagaa	
	First	reply submitted on	04.12.2023	\$150 STAR TO SHOOT	



Project Lykehomes Avenue
Promoter M/s Lykehomes Pvt. Ltd.

# 23. Case history-

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.

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.

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.

# 24. Present compliance status as on 11.12.2023 of deficient documents as observed on 04.12.2023

 Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format.

# Status: Not done

2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted.

Status: Not done

3. Deficit fee of Rs. Rs. 2,16,875/- needs to be paid.

Status: Not paid

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.

Status: Not submitted

5. Land title search report needs to be submitted.

Status: Not submitted

6. Non- encumbrance duly stamped and signed by a revenue officer not below the rank of Tehsildar needs to be submitted.

#### Status: Not submitted

7. Approved service plans and estimates need to be submitted.

#### Status: Not submitted

8. NOCs for construction water, drinking water supply, storm water drainage and sewerage connection from concerned departments need to be submitted.

Project Promoter Lykehomes Avenue M/s Lykehomes Pvt. Ltd.

#### Status: Submitted

9. Demarcation plan needs to be submitted.

#### Status: Submitted

10. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.

Status: Not submitted

11. Approved zoning plan needs to be submitted.

Status: Not submitted

12. PERT chart of the proposed project needs to be submitted.

# Status: Not submitted

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

14. Cost of the land needs to be clarified according to the area applied for the registration.

## Status: Not clarified

15. The financial resource of the project needs to be met he project cost, so same needs to be revised.

## Status: Not submitted

16. Other sources in financial resources needs to be clarified.

## Status: Not clarified

17. Project report needs to be provided.

# Status: Not submitted

18. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised.

#### Status: Not submitted

19. CA certificate for REP I needs to be revised.

#### Status: Not submitted

20. Undertaking regarding no loan on project land needs to be provided.

### Status: Not submitted

21. Revised bank undertaking in prescribed format needs to be submitted on the letter head of the bank.

## Status: Not submitted

22. Quarterly schedule of estimated expenditure needs to be corrected.



Project Lykehomes Avenue
Promoter M/s Lykehomes Pvt. Ltd.

Status: Not corrected  23. Cash flow statement needs to be correstatus: Not corrected  24. REP -II needs to be revised. Status: Not submitted  25. CA certificate for expenses incurred incurred needs to be revised. Status: Not submitted  26. The board resolution for operation account needs to be provided. Status: Not submitted  Remarks  1. Corrections in REP-I (Part A-H) needs Requisite documents need to be provided. Requisite documents need to be provided. Status: Not done  2. Corrections marked on the hard copy need to be done and hard copy thereo submitted. Status: Not done  3. Deficit fee of Rs. Rs. 2,16,875/- needs to Status: Not paid  4. Copy of mutation duly certified by remote more than 6 months prior to application of registration need to be status: Not submitted  5. Land title search report needs to be status: Not submitted  6. Non- encumbrance duly stamped and revenue officer not below the rank	
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10. PERT chart of the proposed project	

Project Promoter Lykehomes Avenue M/s Lykehomes Pvt. Ltd.

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23. CA certificate for expenses incurred and to be incurred needs to be revised.

Status: Not submitted

24. The board resolution for operation of bank



Project

Lykehomes Avenue Promoter M/s Lykehomes Pvt. Ltd.

account needs to be provided.

Status: Not submitted

**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, nonencumbrance 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.

Member, HARERA

(Ashok Sangwan)

Member, HARERA

(Vijay Kumar Goval) Member, HARERA

(Arun Kumar Gupta) Chairman, HARERA

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