



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

24.74375 Acres DDJAY Residential Plotted Colony

Promoter

M/s Loon Land Development Ltd.

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

SNo.	Particulars	Details	
1.	Name of the project	24.74375 Acres DDJAY Residential Plotted Colony	
2.	Name of the promotor	Loon Land Development Ltd. (Collaborator)	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 79 & 79B Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Sh. Abhay-Virender-Om Parkash Ss/o Arjun Sh. Harpal-Lal Chand-Sudhir Sunil Ss/o Rajbir Deepak Yadav S/o Daljeet Singh Ajay Pal S/o Arjun Singh Sarjit Singh S/o Parkash Singh Loon Land Development Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1509-2023	
10.	License no.	195 of 2022 dated 29.11.2022	28.11.2027
11.	Total licensed area	24.74375 Acres	Area to be registered Application is for supersession of RC of already registered 45.1625 Acres to reduced project area 24.74375 acres.
12.	Project completion date as declared u/s 4(2)(I)(c)	30.06.2026	
13.	QPR compliance	Not submitted for RC no. 05 of 2023	
14.	4(2)(I)(D) compliance	N/A	
15.	Compliance of conditions of RC	Approval of service plans and estimates no submitted for RC no. 05 of 2023. Due date for submission: 12.04.2023	

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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



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16.	4(2)(I)(c) compliance	N/A		
17.	Details of proceedings pending against the project	RERA-GRG-3818-2023 (RC: 05 of 2023) RERA-GRG-3819-2023 (RC: 06 of 2023) Both the proceedings are clubbed with the proceedings of supersession of registration certificate.		
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	29.11.2022	28.11.2027
	ii)	Revised Zoning Plan Approval	17.11.2023	
	iii)	Revised Layout plan Approval	02.11.2023	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Revised Service plan and estimate approval	Applied on 08.11.2023	
	viii)	Electricity load availability connection	02.12.2022	
20.	Fee details			
	Registration fee	Nil (Since this area is already registered with the Authority, only the processing fee is being charged)		
	Late fee	Nil		
	Processing fee	100134.245 x 10 =Rs. 10,01,343/-		
	Total fee	Rs. 10,01,343/-		
21.	DD amount	Rs. 10,31,400/-		
	DD no. and date	501886 dated 12.12.2023		
	Name of the bank issuing	ICICI Bank		
	Deficient amount	Nil		
22.	File Status	Date		

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	Project received on	12.12.2023
	Notice dispatched on	28.12.2023
23.	Case history- <p>The promoter i.e., M/s Loon Land Development Ltd. has applied on dated 12.12.2023 for supersession of the registration no. RC/REP/HARERA/GGM/661/393/2023/05 dated 12.01.2023.</p> <p>The project was earlier registered vide no. 05 of 2023 by the Authority as "45.1625 Acres DDJAY Residential Plotted Colony" for which license no. 195 of 2022 dated 29.11.2022 was granted by DTCP in favour of Sh. Ajay Pal and other in collaboration with M/s Loon Land Development Ltd. For an area measuring 45.1625 acres in sector 79 & 79B, Gurugram.</p> <p>At the time of granting the license as well as registration to the project a condition was imposed that the area measuring 12.46555 acres (shown in blue and purple colour in approved layout and zoning plan) shall remain freezed for the purpose of sale of plots till the said land is either purchased by M/s Loon Land Development Ltd. or execution of registered collaboration agreement with the land owners/ land owning company.</p> <p>Thereafter, the promoter got the independent residential floors 517 out of 841 plots of the above residential colony registered in the Authority vide RC no. 06 of 2023 dated 12.01.2023.</p> <p>Now, the promoter has obtained revised land schedule annexed with the license from DTCP and revised layout plan of the project wherein the project land is reduced to 24.74375 acres and rest 20.41875 acres has been marked as applied for migration to NILP.</p> <p>Accordingly, the promoter has applied to the Authority for the supersession of the earlier registration certificate no. 05 of 2023.</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 28.12.2023 and an opportunity of hearing is provided on 01.01.2024</p>	
24.	Present compliance status as on 01.01.2024 of deficient documents as conveyed through deficiency notice dated 28.12.2023	<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. Consent of 2/3rd allottees of the project registered vide RC no. 06 of 2023 as independent floors over the already registered plots with respect to the change of layout plan of the project needs to be submitted. Status: Not submitted

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4. Revised LOI and bilateral agreements according to the revised area of the project, and any other letter issued by DTCP acknowledging the revision of area of license no. 195 of 2022 need to be submitted.
Status: Not submitted
5. Copy of collaboration agreement needs to be submitted.
Status: Not submitted
6. Copies of mutation, jamabandi and aks- shijra duly certified by a revenue officer not more than six months prior to the date of application for registration need to be submitted.
Status: Not submitted
7. Documents relating to the entry of license and collaboration agreement in the revenue record according to the revised land schedule need to be submitted.
Status: Not submitted
8. Land title search report needs to be submitted.
Status: Not submitted
9. Approved service plans and estimates need to be submitted.
Status: Not submitted
10. Forest NOC for entire project land needs to be submitted.
Status: Not submitted
11. Financial resources of the project need to be met with project cost.
Status: Not done
12. Cost of land needs to be clarified according to area apply for registration.
Status: Not clarified
13. Board Resolution for operation of bank account needs to be revised.
Status: Not submitted
14. CHG Form needs to be provided.
Status: Not submitted
15. Cash flow statement needs to be submitted.
Status: Not submitted
16. CA certificate for expenditure incurred and to be incurred needs to be submitted.
Status: Not submitted
17. Copy of paid challan of EDC and IDC needs to be provided.
Status: Not submitted
18. Quarterly statement of expenditure needs to be provided.
Status: Not submitted

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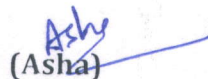

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		19. Affidavit of promoter regarding arrangement with the bank of master account needs to be provided. Status: Not submitted
		20. Document regarding use of logo of M3M needs to be provided. Status: Not submitted
Remarks		Notice is dispatched on 28.12.2023. No reply has been submitted by the promoter in the Authority yet.
	 (Asha) Chartered Accountant	 (Ar. Neeraj Gautam) Associate Architectural Executive

Day and Date of hearing	Monday and 01.01.2024
Proceeding recorded by	Sh. Ram Niwas

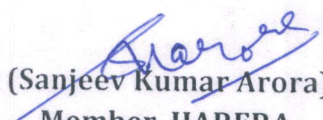
PROCEEDINGS OF THE DAY

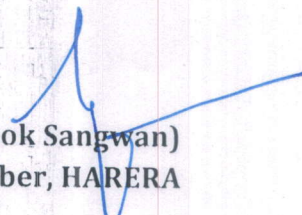
Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.


Sh. Bharat (Authorized Signatory) is present on behalf of the promoter.

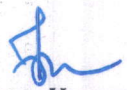
No reply has been submitted by the promoter company against the deficiencies raised by the authority till 28.12.2023. In view of the same, the matter is adjourned and the next date of hearing will be conveyed after the submission of reply of deficiencies already conveyed through notice dated 28.12.2023.

Further, if no response is received from the promoter within next 4 weeks' time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA

