

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	
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



HARERA GURUGRAM

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

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/- Rs. 2,16,875/-	
	DD no. and date	000611 dated 07.11.2023 000615 dated 07.12.2023	
	Name of the bank issuing	Bandhan Bank	
	Deficient amount	Nil	
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	
	Second reply submitted on	08.12.2023	
	Second hearing on	11.12.2023	
23.	Case history-		

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



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.

Proceedings dated 04.12.2023

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 AR of the promoter states that they have submitted the reply to the deficiency notice in the Authority today. The reply be examined, and status of remaining deficiencies be submitted on the next date of hearing. The matter to come up on 18.12.2023.

On request of the promoter, the hearing was preponed to 11.12.2023

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 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.

24. **Present compliance status as on 01.01.2024 of deficient documents as conveyed through deficiency notice dated 11.12.2023**

1. 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: Done
3. Deficit fee of Rs. Rs. 2,16,875/- needs to be paid.
Status: Paid through DD no. 000615 dated 07.12.2023 of Bandhan Bank
4. Copy of mutation duly certified by revenue officer not more than 6 months prior to the date of

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>application of registration need to be submitted. Status: Not submitted for rect. no. 39 killa no. 21,22,23 of village Badsa</p> <p>5. Land title search report needs to be submitted. Status: Submitted</p> <p>6. Non- encumbrance duly stamped and signed by a revenue officer not below the rank of Tehsildar needs to be submitted. Status: Submitted</p> <p>7. Approved service plans and estimates need to be submitted. Status: Not submitted</p> <p>8. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted</p> <p>9. Approved zoning plan needs to be submitted. Status: applied on 06.12.2023</p> <p>10. PERT chart of the proposed project needs to be submitted. Status: Not submitted</p> <p>11. Details of the bank account in which amount from the allottees will be collected need to be corrected in all allottee related draft documents. Status: Accounts provided do not match with the bank undertaking</p> <p>12. Cost of the land needs to be clarified according to the area applied for the registration. Status: Clarified</p> <p>13. The financial resource of the project needs to be met he project cost, so same needs to be revised. Status: Requisite corrections made in DPI</p> <p>14. Other sources in financial resources needs to be clarified. Status: Clarified</p> <p>15. Project report needs to be provided. Status: Submitted</p> <p>16. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised. Status: Needs to be revised</p> <p>17. CA certificate for REP I needs to be revised. Status: Revised</p> <p>18. Undertaking regarding no loan on project land needs</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



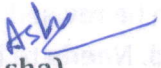

	<p>to be provided. Status: Submitted</p> <p>19. Revised bank undertaking in prescribed format needs to be submitted on the letter head of the bank. Status: Not submitted</p> <p>20. Quarterly schedule of estimated expenditure needs to be corrected. Status: Corrected</p> <p>21. Cash flow statement needs to be corrected. Status: Corrected</p> <p>22. REP -II needs to be revised. Status: Revised. Needs to be notarized.</p> <p>23. CA certificate for expenses incurred and to be incurred needs to be revised. Status: Requisite corrections made in DPI</p> <p>24. The board resolution for operation of bank account needs to be provided. Status: Needs to be revised</p>
<p>Remarks</p>	<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. 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 for rect. no. 39 killa no. 21,22,23 of village Badsa</p> <p>3. Approved service plans and estimates need to be submitted. Status: Not submitted</p> <p>4. Approved zoning plan needs to be submitted. Status: Applied on 06.12.2023</p> <p>5. PERT chart of the proposed project needs to be submitted. Status: Not submitted</p> <p>6. Details of the bank account in which amount from the allottees will be collected need to be corrected in all allottee related draft documents. Status: Accounts provided do not match with the bank undertaking</p> <p>7. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised.</p>

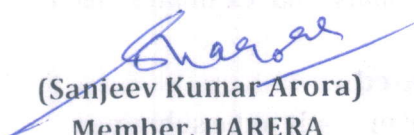
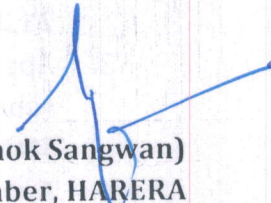
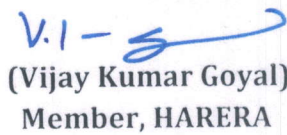
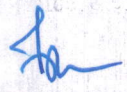
Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in

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>Status: Needs to be revised</p> <p>8. Revised bank undertaking in prescribed format needs to be submitted on the letter head of the bank.</p> <p>Status: Not submitted</p> <p>9. REP -II needs to be revised.</p> <p>Status: Revised. Needs to be notarized.</p> <p>10. The board resolution for operation of bank account needs to be provided.</p> <p>Status: Needs to be revised</p>
<p> (Asha) Chartered Accountant</p>	<p> (Ar. Neeraj Gautam) Associate Architectural Executive</p>

Day and Date of hearing	Monday and 01.01.2024	
Proceeding recorded by	Sh. Ram Niwas	
PROCEEDINGS OF THE DAY		
<p>Proceedings dated 01.01.2024</p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.</p> <p>Sh. Pawan Kumar (AR) is present on behalf of the promoter.</p> <p>The AR seeks two weeks' time for submission of deficit approvals/documents.</p> <p>The matter to come up on 15.01.2024.</p>		
<p> (Sanjeev Kumar Arora) Member, HARERA</p>	<p> (Ashok Sangwan) Member, HARERA</p>	<p> (Vijay Kumar Goyal) Member, HARERA</p>
<p> (Arun Kumar) Chairman, HARERA</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