

**PROJECT HEARING BRIEF**

SNo.	Particulars	Details	
1.	Name of the project	Valencia	
2.	Name of the promoter	M/s AB Realty Pvt. Ltd.	
3.	Name of the collaborator	M/s AB Realty Pvt. Ltd.	
4.	Nature of the project	Affordable Residential Plotted Colony (DDJAY)	
5.	Location of the project	Sector-73, Gurugram, Haryana	
6.	Legal capacity to act as a promoter	Collaborator	
7.	Name of the license holder	Sh. Barneet Singh S/o Sh. Rao Narbir Singh	
8.	Whether registration applied for whole	Whole	
9.	License no.	36 of 2021	Valid up to 14.07.2026
10.	Total licensed area	12.10625 Acres	Area to be registered 12.10625 Acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Validity up to
	i)	License Approval	15.07.2021
	ii)	Zoning Plan Approval	Not Submitted
	iii)	Layout Plan Approval	18.02.2022
	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)	Electrical load availability connection	Not Submitted
12.	File Status	Date	
	Project received on	10.12.2021	
	First notice sent on	21.12.2021	



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Project Valencia  
Promoter M/s AB Realty Pvt. Ltd.

	<b>1<sup>st</sup> reply submitted on</b>	29.12.2021
	<b>1<sup>st</sup> hearing on</b>	10.01.2022
	<b>2<sup>nd</sup> hearing on</b>	17.01.2022
	<b>3<sup>rd</sup> hearing on</b>	19.01.2022
	<b>4<sup>th</sup> hearing on</b>	31.01.2022
	<b>5<sup>th</sup> hearing on</b>	07.02.2022
<b>13.</b>	<b>Case history-</b>	
	<p>The promoter i.e., M/s AB Realty Pvt. Ltd. has applied on dated 10.12.2021 for registration of their Affordable Residential Plotted Colony (DDJAY) namely "Valencia" licensed vide DTCP license No. 36 of 2021 located at Sector-73, Gurugram, Haryana.</p> <p>After scrutiny of this file, it was found that there were deficiencies in the application which have been mentioned in AE and CA scrutiny. The deficiencies along with the first date of hearing were conveyed to the promoter through first deficiency notice vide no. HARERA/GGM/RPIN/413 dated 21.12.2021.</p> <p>A reply regarding the same is received in the authority on 29.12.2021. On scrutiny of the reply, it is observed that there are still deficiencies pending in the application.</p>	
	<b>Scrutiny of reply dated 29.12.2021</b>	
	<ol style="list-style-type: none"><li>1. Online correction in REP - I [Part A-H] needs to be done. <b>Status: Not Done</b></li><li>2. Corrections in Detailed Project Information needs to be done. <b>Status: Not Done</b></li><li>3. Copy of approved layout plan needs to be submitted. <b>Status: Not Submitted</b></li><li>4. Copy of approved zoning plan needs to be submitted. <b>Status: Not Submitted</b></li><li>5. Copy of service plans and estimates approved from the competent authority needs to be submitted. <b>Status: Not Submitted</b></li></ol>	

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**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



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6. Copy of water supply approval/NOC, roads approval/NOC, electricity approval/NOC, sewage disposal approval/NOC, storm water drainage approval/NOC from concerned agency needs to be submitted.  
**Status: Not Submitted**
7. LC-IV and LC-IVB needs to be submitted.  
**Status: Submitted. Not attested by DTCP**
8. Forest NOC needs to be submitted.  
**Status: Not Submitted**
9. Copy of non-encumbrance certificate needs to be provided.  
**Status: Not Submitted**
10. Copy of information to the revenue department for entry in the record of ownership informing the fact that project land is licensed and bonded for setting up a colony needs to be submitted.  
**Status: Not Submitted**
11. Mutations to be submitted.  
**Status: Submitted**
12. Latest Jamabandi needs to be submitted.  
**Status: Submitted**
13. Land Title Search Report needs to be submitted.  
**Status: Not Submitted**
14. PERT Chart needs to be submitted.  
**Status: Not Submitted**
15. KYC of Surinder Singh Bhatia needs to be submitted.  
**Status: Submitted**
16. Cost of land needs to be clarified according to the area of registration.  
**Status: Not Done**
17. Cost of construction needs to be clarified.  
**Status: Not Done**
18. Annual report for the previous financial year 2020-21 needs to be submitted.  
**Status: Submitted**

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19. Director's report for the preceding three financial years needs to be submitted.  
**Status: Submitted**
20. Saleable area of the project needs to be clarified.  
**Status: Done**
21. Affidavit by the promoter keeping in view of section 4(2)(1)(D) of the act needs to be submitted.  
**Status: Submitted**
22. An undertaking from the company that 10% of the total receipt in separate RERA complaint account has been credited to the Haryana Government treasury against the EDC dues until it is fully paid needs to be submitted.  
**Status: Submitted**
23. CA Certificate for Non- default in payment of the statutory due need to be revised.  
**Status: Submitted**
24. CA Certificate for equity infused by the promoter needs to be submitted.  
**Status: Submitted**

**Proceedings dated 10.01.2022**

Sh. Sunil Mehta (AR) is present on behalf of the promoter.

The matter is discussed at length. The AR of the promoter is directed to attend the deficiencies before the next date of hearing.

The matter to come up on 17.01.2022.

**Proceedings dated 17.01.2022**

On 17.01.2022, the matter was adjourned to 19.01.2022

**Proceedings dated 19.01.2022**

Ms. Neeraj Gautam, Architectural Executive briefed the facts about the project.

Sh. Sunil Mehta (AR) is present on behalf of the promoter. The AR of the promoter is directed to rectify the deficiencies before the next date of hearing.

The matter to come up on 31.01.2022

**Scrutiny of reply dated 31.01.2022**

1. Forest NOC needs to be submitted.  
**Status: Applied on 07.01.2022**
2. Document to the revenue department for entry in the record of ownership informing the fact that project land licensed and bonded for setting up a colony needs to be submitted.  
**Status: Submitted**
3. Land Title Search Report needs to be submitted.  
**Status: Submitted**
4. PERT Chart needs to be submitted.  
**Status: Submitted**

**Proceedings dated 31.01.2022**

Ms. Neeraj Gautam, Architectural Executive briefed the facts about the project through video conferencing. By the order of the authority, the promoter is directed to submit the deficit documents in the authority before the next date of hearing.

The matter to come up on 07.02.2022

On 07.02.2022 the matter was adjourned to 21.02.2022

**Documents submitted on 21.02.2022**

1. Copy of approved layout plan.
2. LC-IV duly attested by DTCP

**14. Deficit documents**


1. Online correction in REP - I (Part A-H) needs to be done.  
**Status: Quarterly schedule of expenditure not submitted for updation.**
2. Corrections in online detailed project information needs to be done on the HARERA website link "[http://hrera.in/app1/sign\\_up](http://hrera.in/app1/sign_up)". The corrections are marked on the hard copy of the DPI and conveyed to the promoter.
3. Copy of approved zoning plan needs to be submitted.  
**Status: Not Submitted**



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4. Copy of service plans and estimates approved from the competent authority needs to be submitted.  
**Status: recommended from Chief Engineer- I, HSVP to DTCP, Haryana.**
5. Copy of water supply approval/NOC, roads approval/NOC, electricity approval/NOC, sewage disposal approval/NOC, storm water drainage approval/NOC from concerned agency needs to be submitted.  
**Status: Not Submitted**
6. Forest NOC needs to be submitted.  
**Status: Applied on 07.01.2022**
7. Copy of non-encumbrance certificate needs to be provided.  
**Status: Not Submitted**

  
Associate Architectural Executive

<b>Day and Date of hearing</b>	Monday and 21.02.2022			
<b>Proceeding recorded by</b>	Sh. Ram Niwas			
<b>REPRESENTED THROUGH</b>				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sunil Mehta	AR	9810074845	sunil@crsinvestment.com
<b>PROCEEDINGS OF THE DAY</b>				
Proceedings dated 21.02.2022				
Ms. Neeraj Gautam, Architectural Executive briefed the facts about the project.				
Sh. Sunil Mehta (AR) is present on behalf of the promoter.				
The promoter has submitted the hard copy of approved layout plan along with the sanction letter today and further submitted that approval of service plans and estimates has been only recommended by CE-I of HSVP to DTCP, Haryana and final approval is expected shortly. The AR undertakes to submit approved copy of service plans and estimates along with all other pending clearances/ assurances very shortly.				

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The authority decides to grant the registration subject to the submission of bank guarantee/security cheque of Rs. 10 lakhs on account of approved zoning and 10 lakhs on account of approved service plans and estimates and hard copy of corrected online DPI and REP-I (Part A-H) within seven days from the grant of registration. Further, the promoter shall submit the approved zoning plan, approved service plans and estimates, assurance/ approval for water supply, roads, sewage disposal, storm water drainage, electrical load availability NOC, Forest NOC, and non- encumbrance certificate within two months from the date of grant of registration,

This bank guarantee/ security cheque shall be forfeited in case of failure to submit the approved zoning plan, approved service plans and estimates, assurance/ approval for water supply, roads, sewage disposal, storm water drainage, electrical load availability NOC, Forest NOC, and non- encumbrance certificate within two months from the date of grant of registration



**V.K.Goyal**  
**(Member)**



**Dr. K.K. Khandelwal**  
**(Chairman)**

