



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project
Promoter

Valencia
M/s AB Realty Pvt. Ltd.

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	14.07.2026
	ii)	Zoning Plan Approval	
	iii)	Layout Plan Approval	
	iv)	Environmental Clearance	
	v)	Airport height clearance	
	vi)	Fire scheme approval	
	vii)	Service plan and estimate approval	
	viii)	Electrical load availability connection	
12.	File Status	Date	
	Project received on	10.12.2021	
	First notice sent on	21.12.2021	
	1 st reply submitted on	29.12.2021	
	1 st hearing on	10.01.2022	

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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 अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

13. Case history-

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.

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.

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.

Scrutiny of reply dated 29.12.2021

1. Online correction in REP - I [Part A-H] needs to be done.
Status: Not Done
2. Corrections in Detailed Project Information needs to be done.
Status: Not Done
3. Copy of Layout Plan approval needs to be submitted.
Status: Not Submitted
4. Copy of Approved Zoning Plan needs to be submitted.
Status: Not Submitted
5. Copy of Service Plans and Estimates approved from the competent authority needs to be submitted.
Status: Not Submitted
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

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, not certified on recent date
12. Latest Jamabandi needs to be submitted.
Status: Submitted, not certified.
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
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.

	<p>Status: Submitted</p> <p>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</p> <p>23. CA Certificate for Non- default in payment of the statutory due need to be revised. Status: Submitted</p> <p>24. CA Certificate for equity infused by the promoter needs to be submitted. Status: Submitted</p> <p>Proceedings dated 10.01.2022</p> <p>Sh. Sunil Mehta (AR) is present on behalf of the promoter.</p> <p>The matter is discussed at length. The AR of the promoter is directed to attend the deficiencies before the next date of hearing.</p> <p>The matter to come up on 17.01.2022.</p> <p>Proceedings dated 17.01.2022</p> <p>On 17.01.2022, the matter was adjourned to 19.01.2022</p>
14.	<p>Deficit documents</p> <ol style="list-style-type: none"> 1. Online correction in REP - I (Part A-H) needs to be done. Status: Not Done 2. Corrections in Detailed Project Information needs to be done. Status: Not Done 3. Copy of Layout Plan approval needs to be submitted. Status: Not Submitted 4. Copy of Approved Zoning Plan needs to be submitted. Status: Not Submitted

5. Copy of Service Plans and Estimates approved from the competent authority needs to be submitted. Status: Not Submitted
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. 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: Not Submitted
11. Mutations and Jamabandi duly certified by revenue officer six months prior to the date of application need to be submitted. Status: Submitted, not certified on recent date
12. Land Title Search Report needs to be submitted. Status: Not Submitted
13. PERT Chart needs to be submitted. Status: Not Submitted
14. Cost of land and construction needs to be clarified. Status: Not Done

Ram Niwas
Associate Architectural Executive

Day and Date of hearing	Wednesday and 19.01.2022
Proceeding recorded by	Sh. Ram Niwas

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sunil Mehta	AR	9810074845	sunil@crsinvestment.com

PROCEEDINGS OF THE DAY

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

V.1-3
V.K.Goyal
(Member)



Dr. K.K. Khandelwal
(Chairman)