



**Hearing brief for project registration u/s 4**

S.No.	Particulars	Details	
1.	Name of the project	Street Drive 93	
2.	Name of the promoter	M/s Gganbu Land Pvt. Ltd.	
3.	Nature of the project	Commercial (Distinct Commercial Component of DDJAY Plotted Colony)	
4.	Location of the project	Sector- 93, Gurugram	
5.	Legal capacity to act as a promoter	Needs to be clarified – Joint development agreement	
6.	Name of license holder	M/s Ora Land & Housing Pvt. Ltd.	
7.	Name of Conveyance Deed holder	Sh. Maninder Singh & Sh. Prem Singh	
8.	Status of project	New	
9.	Whether registration applied for whole/phase	Whole Project	
10.	Completion date as mentioned in REP-II	31.12.2028	
11.	Online application ID	RERA-GRG-PROJ-1538-2024	
12.	License no.	108 of 2022 dated 05.08.2022 33 of 2023 dated 16.02.2023	Valid up to 04.08.2027 Valid upto 15.02.2028
13.	Total licensed area	15.7Acres	<b>Area to be registered</b> 0.61 acres (2499.65 sqm)
14.	QPR Compliances	N/A	
15.	4(2)(I)(D) Compliances	N/A	
16.	4(2)(I)(C) Compliances	N/A	
17.	Status of change of bank account (if applicable)	N/A	
18.	Details of proceedings pending against the project	N/A	
19.	RC Conditions Compliances	N/A	
20.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	108 of 2022 dated 05.08.2022 33 of 2023 dated 16.02.2023
	ii)	Conveyance Deed Details	vide no. 3203 dated 28.07.2023 vide no. 8377 dated 28.11.2023
	iii)	Zoning Plan Approval	DRG No. DGTCP 9499 dated 21.08.2023
	iv)	Building Approval plan	Memo no. 7514 dated 23.11.2023
	v)	Environmental Clearance	N/A
			Validity up to
			04.08.2027 15.02.2028
			N/A
			22.11.2025
			N/A

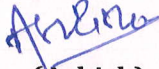

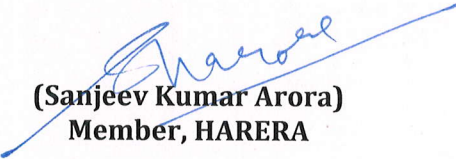
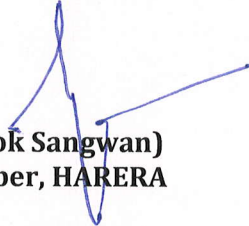


	vi)	Fire scheme approval	Memo no. FS/2024/116 dated 22.01.2024	21.01.2026
	vii)	Service plan and estimate approval	N/A	
21.	<b>Fee details</b>			
	<b>Registration fee</b>		4374.39 * 1.75* 20 = Rs 1,53,104/-.	
	<b>Processing fee</b>		4374.39 * 10 = Rs 43,744/-	
	<b>Late fee</b>		N/A	
	<b>Total</b>		Rs. 1,96,848/-	
22.	<b>DD amount</b>		Rs. 1,51,000/-	
	<b>DD no. and date</b>		062377 dated 19.01.2024	
	<b>Name of the bank issuing</b>		ICICI Bank	
	<b>Deficient amount</b>		Rs 45,848/-	
23.	<b>File Status</b>		<b>Date</b>	
	<b>File received on</b>		30.01.2024	
	<b>First notice Sent on</b>		Deficiency notice not sent	
	<b>First hearing on</b>		19.02.2024	
23.	<b>Case History:-</b>			
	<p>The Promoter M/s Gganbu Land Pvt. Ltd. who is a collaborator (To be clarified) applied for the registration of real estate commercial colony (Distinct Commercial Component of DDJAY Plotted Colony) namely "Street Drive 93" located at Sector-93, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 65522 dated 30.01.2024 and RPIN-706. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1538-2024. The project area for registration is 0.61 acres (2499.65 sqm) commercial part of that of the licensed area i.e., 15.7 acres vide License no -108 of 2022 dated 05.08.2022 valid upto 04.08.2027 and 33 of 2023 dated 16.02.2023 valid upto 15.02.2028 (For DDJAY Plotted Colony).</p> <p><b>It is noted that the two conveyance deeds vide no. 3203 dated 28.07.2023 for area measuring 2472.15 sqm and vide no. 8377 dated 28.11.2023 for area measuring 27.5 sqm (total area measuring 2499.65 sqm) have been executed in favor of Sh. Maninder Singh &amp; Sh. Prem Singh. The building plans and fire scheme has been approved in the name of Sh. Maninder Singh &amp; Sh. Prem Singh. Further a joint development agreement has been executed between Sh. Maninder Singh &amp; Sh. Prem Singh and M/s Gganbu Land Pvt Ltd registered vide no. 9010 dated 18.12.2023. Based on this agreement M/s Gganbu Land Pvt Ltd had applied for registration of project.</b></p> <p>The application for registration of project is under scrutiny and 1st deficiency notice is to be issued to the promoter. The opportunity of hearing is scheduled on 19.02.2024.</p> <p>The status of the documents is mentioned below:</p>			



HARERA  
GURUGRAM

Street Drive 93

RERA-GRG-PROJ-1538-2024

24.	<b>Present compliance status as on 19.02.2024</b>	Deficiency notice not sent
	<b>Remarks</b>	Deficiency notice not sent
	 (Ashish) Chartered Accountant	 (Sumeet) Engineering Officer
<b>Day and Date of hearing</b>		Monday and 19.02.2024
<b>Proceeding recorded by</b>		Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>		
Proceedings dated: 19.02.2024.		
Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project.		
The application submitted by the promoter is being scrutinized by the concerned official, and the deficiency notice has not been dispatched till date. Therefore, in view of the same the matter is adjourned, and the concerned official is directed to dispatch the notice. The next date of hearing will be conveyed after submission of reply of deficiencies.		
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA
 (Arun Kumar) Chairman, HARERA		

