



New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project - The 88
RERA-GRG-1485-2023

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	The 88	
2.	Name of the promoter	M/s Emaar India Limited	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector-112, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Sh. Ajit Singh, Tejpal Singh and Others	
7.	Status of project	New	
8.	Whether registration applied for whole	Phase	
	Phase no.	1	
9.	Online application ID	RERA-GRG-PROJ-1485-2023	
10.	License no.	04 of 2013 dated 18.02.2013.	valid up to 17.02.2024.
11.	Total licensed area	10.744 acres	Area to be registered 1.8470 acres
12.	Projected completion date	31.03.2029	
13.	QPR Compliances (if applicable)	N/A	
14.	4(2)(I)(D) Compliances (if applicable)	N/A	
15.	4(2)(I)(C) Compliances (if applicable)	N/A	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	RC Conditions Compliances (if applicable)	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	17.02.2029
	ii)	Zoning Plan Approval	-
	iii)	Revised Building plan Approval	08.02.2029.
	iv)	Environmental Clearance	23.12.2024.
	v)	Airport height clearance	02.08.2031.
	vi)	Fire scheme approval	-



	vii) Service plan and estimate approval	LC-1337/JE(RK)/2024/7432 dated 29.02.2024
20.	Fee Details	
	Registration Fee	Residential 9750.354 * 1.75 * 10 = Rs 1,70,631/- Commercial 63.634 * 1.75 * 20 = Rs 2,227/- Total - 1,72,858/-
	Processing Fee	9813.988 * 10 = Rs 98,140/-
	Late Fee	550% of registration Fee 1,72,858 * 5.5 = Rs 9,50,719/-
	Total Fee	Rs 12,21,717/-
21.	DD amount	Rs 2,56,000/- Rs 15,000/-
	DD no. and date	300066 dated 18.12.2023. 300617 dated 27.02.2024
	Name of the bank issuing	HSBC Bank
	Deficient amount	Rs 9,50,717/-
22.	File Status	Date
	File received on	27.12.2023
	First notice Sent on	11.01.2024
	First hearing on	15.01.2024
	Second hearing on	04.03.2024
23.	Case History:	
	<p>The Promoter M/s Emaar India Limited who is a collaborator applied for the registration of real estate group housing colony namely "THE 88" located at Sector- 112, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 63781 dated 27.12.2023 and RPIN-690. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1485-2023. The project area for registration is 1.8470 acres but the licensed area i.e., 10.744 acres granted under License no - 03 of 2013 dated 18.02.2013 which is valid upto 17.02.2024.</p> <p>The DTCP has granted license no. 04 of 2013 for the development of Group housing Colony over an area admeasuring 10.744 acres in Sector 112, Gurugram. However, the promoter has applied for the registration of 1.8470 acres as Phase 1 and the building plans if approved, by the DTCP, Haryana are not submitted by the promoter with the application for registration of the project to ascertain as to whether the phasing has been approved by the competent Authority or not.</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/690 dated 11.01.2024 was issued to the promoter with an opportunity of being heard on 15.01.2024.</p> <p>On 15.01.2024, Sh. Ashish Kush, Planning Executive and Sh. M.L. Sardana, Accountant briefed about the facts of the case. No reply has been submitted by the promoter company against the deficiencies conveyed by the authority through deficiency notice dated 04.01.2024. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed. Further, if no response is received from the promoter within next 4 week's time, in that case the concerned official to put up the matter on file for issuance of show cause</p>	

notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.

The promoter has submitted a reply on 12.02.2024, 23.02.2024 and 29.02.2024 which was scrutinized and the status of the documents is mentioned below:

The phasing has been approved by DTCP. Details of phasing mentioned below:

S.no	Description of Phase	Area	Details of Towers
1	Phase 1	1.580 acres (FAR - 9287.395 sqm)	Tower1 & 2, Community Area and Convenient Shopping
2	Phase 2 (Future Development)	8.898 acres	Future Development
3	No Phase (EWS)	0.267 acres (FAR - 526.593 sqm)	EWS Block
Total		10.744 acres	

The promoter has applied for an area 1.847 acres which includes Phase 1 and No Phase. Accordingly the fee is calculated.

<p>24. Present compliance status as on 04.03.2024 of deficient documents conveyed in hearing dated 15.01.2024.</p>	<ol style="list-style-type: none"> 1. Fee cannot be calculated as the building plans are not submitted and will be calculated after the submission of the building plans and if the fee comes out deficit than the same shall be payable. Status: Deficit Fee - Rs 9,50,717/-. 2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. The approved building plans are not attached in the application to ascertain the approval of phasing by the competent authority, and you had applied for registration of project in phases. The same needs to be clarified. Status: Submitted. Approved vide Drg No. 9985 dated 30.01.2024. 5. Building plan approval (BR-III) alongwith the approved drawings need to be submitted. Status: Submitted. Approved vide no. ZP-866/AD(VK)/2024/5039 dated 09.02.2024. 6. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Submitted. Approved vide no. FS/2024/297 dated 28.02.2024. 7. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Submitted. Approved vide no.LC-1337/JE(RK)/2024/7432 dated 29.02.2024.
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	<p>8. Electrical load availability needs to be submitted. Status: Submitted. Approved vide no. Ch-32/Drg.-PLC dated 30.01.2024.</p> <p>9. Details of the area allotted to the land owners needs to be submitted. Status: Submitted the supplementary agreement stating the owners share.</p> <p>10. Approval NOC's from various agencies for connecting external services like road needs to be submitted. Status: The promoter stated that the access to Phase 1 is through 24 mtr, internal sector road. Hence permission is not required.</p> <p>11. Mutation duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted.</p> <p>12. Layout plan superimposed on the demarcation plan needs to be submitted. Status: Submitted.</p> <p>13. Pert chart needs to be submitted. Status: Submitted.</p> <p>14. Allottee related documents like Draft application form, Draft Allotment letter and Draft Builder buyer agreement needs to be revised. Status: Submitted.</p> <p>15. Mining permission needs to be submitted. Status: The promoter stated that there is no basement. Hence, the mining permission is not required.</p> <p>16. Quarterly schedule of estimated expenditure needs to be submitted. Status: Submitted.</p> <p>17. Land cost needs to be clarified according to area apply for registration. Status: Submitted.</p> <p>18. REP II needs to be revised. Status: Submitted.</p> <p>19. Project report needs to be revised. Status: Submitted.</p> <p>20. CA certificate for net worth of the company needs to be submitted. Status: Submitted.</p> <p>21. CA certificate regarding no dues in respect of statutory dues needs to be submitted. Status: Submitted.</p> <p>22. Affidavit regarding arrangement of bank under section 4(2)(l)(D) needs to be revised. Status: Submitted.</p> <p>23. Annual balance sheet for the financial year 2022-23 needs to be submitted. Status: Submitted.</p> <p>24. Copy of paid challan of EDC, IDC and license fee needs to be submitted. Status: Submitted.</p>
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		25. Affidavit regarding 10% auto deduct from the separate account for the EDC needs to be submitted. Status: Submitted.
25.	Remarks	1. Deficit Fee - Rs 9,50,717/-. 2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 3. Online DPI needs to be corrected. 4. Mining permission needs to be submitted.

Recommendations:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the deficit fee - Rs 9,50,717/- , corrections in online DPI, corrections in online (A-H) form, and Mining Permission.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

on leave.

Ashish Dubey
Chartered Accountant

Ashish 04/03/24

Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 04.03.2024.
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 04.03.2024.

Sh. Ashish Kush, Planning Executive briefed about the facts of the case.

Sh. Purushottam Grover (AR), Sh. Kul Bhushan (AR) and Sh. Anitesh Chauhan (AR) are present on behalf of the promoter.

The AR is submitting the requisite late fee today through a DD bearing no. 300671 dated 01.03.2024 amounting to Rs. 9,51,000/- and all other requisite approvals in respect of distinct phase-I along with its proportionate EWS component have been obtained from the competent authority. Approved as proposed.

[Signature]
(Sanjeev Kumar Arora)
Member, HARERA

[Signature]
(Ashok Sangwan)
Member, HARERA

V.1-3
(Vijay Kumar Goyal)
Member, HARERA

[Signature]
(Arun Kumar)
Chairman, HARERA

