



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Promoter Name: M/s Loon Land Development Limited
Project Name: M3M Antalya Hills Phase -II

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No	Particulars	Details
1.	Name of the project	M3M Antalya Hills Phase -II
2.	Name of the promotor	M/s Loon Land Development Limited
3.	Nature of the project	Residential Independent Floors
4.	Location of the project	Sector- 79 and 79B, Gurugram
5.	Legal capacity to act as a promoter	Collaborator
6.	Name of the license holder	Sh. Ajay Pal, M/s Loon Land Development Limited and others
7.	Name of the Collaborator	M/s Loon Land Development Limited
8.	Whether registration applied for whole	Whole
9.	Status of project	New
10.	Online Application ID	RERA-GRG-1521-2023
11.	Date of completion of project as per REP-II/4(2)(I)(c)	30.06.2026
12.	QPR Compliance (If applicable) of RC no. 06 of 2023	Submitted
13.	4(2)(I)(d) Compliance (If applicable) of RC no. 06 of 2023	Not Submitted
14.	Compliance of RC Conditions of RC no. 06 of 2023	Approval of service plans and estimates- not submitted for RC no. 06 of 2023. Due date for submission: 12.04.2023.
15.	4(2)(I)(c) compliance	N/A
16.	Details of proceedings pending against the project	RERA-GRG-3818-2023 (RC: 05 of 2023) RERA-GRG-3819-2023 (RC: 06 of 2023) Both the proceedings are clubbed with the proceedings of supersession of registration certificate.

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



17.	Status of change of bank a/c	N/A		
18.	License no.	195 of 2022 dated 29.11.2022	valid up to 28.11.2027	
19.	Total licensed area	24.74375 acres	Area to be registered	Application is for supersession of RC of already registered 15.5299 Acres to reduced project area 10.0670 acres.
20.	Fee Details- Since the approved building plan is not provided, the appropriate registration and processing fee cannot be calculated.			
	Registration Fee	-		
	Processing Fee	-		
	Late Fee	N/A		
	Total Fee	-		
	Fees paid	Rs 10,000/-		
	DD no. and date	336116846888 dated 27.12.2023		
	Name of the bank issuing	ICICI Bank		
	Deficit fees	-		
21.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	195 of 2022 dated 29.11.2022	28.11.2027
	ii)	Zoning Plan Approval	9814 dated 17.11.2023	
	iii)	Building plan Approval	Not provided	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	Applied on 08.11.2023	
	viii)	Electricity load availability connection	Not provided	



22.	File Status	Date
	Project received on	27.12.2023
	First hearing on	15.01.2024
23.	<p>Case History: The promoter i.e., M/s Loon Land Development Ltd. has applied on dated 27.12.2023 for supersession of the registration no. RC/REP/HARERA/GGM/662/394/2023/06 dated 12.01.2023.</p> <p>The project was earlier registered vide no. 05 of 2023 by the Authority as "45.1625 Acres DDJAY Residential Plotted Colony" for which license no. 195 of 2022 dated 29.11.2022 was granted by DTCP in favour of Sh. Ajay Pal and other in collaboration with M/s Loon Land Development Ltd. For an area measuring 45.1625 acres in sector 79 & 79B, Gurugram.</p> <p>At the time of granting the license as well as registration to the project a condition was imposed that the area measuring 12.46555 acres (shown in blue and purple colour in approved layout and zoning plan) shall remain freezed for the purpose of sale of plots till the said land is either purchased by M/s Loon Land Development Ltd. or execution of registered collaboration agreement with the land owners/ land owning company.</p> <p>Thereafter, the promoter got the independent residential floors 517 out of 841 plots of the above residential colony registered in the Authority vide RC no. 06 of 2023 dated 12.01.2023.</p> <p>Now, the promoter has obtained revised land schedule annexed with the license from DTCP and revised layout plan of the project wherein the project land is reduced to 24.74375 acres and rest 20.41875 acres has been marked as applied for migration to NILP.</p> <p>Accordingly, the promoter has applied to the Authority for the supersession of the earlier registration certificate no. 06 of 2023.</p> <p>The application for extension of registration was scrutinized and 1st deficiency notice has not been dispatched yet.</p>	
24.	<p>Present compliance status as on 15.01.2024</p>	<ol style="list-style-type: none"> 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). 2. Corrections in the online DPI need to be done. 3. Copy of approved building plan (BR-III) Letter of residential plots needs to be provided. 4. Copies of approved X-section plan, Floor plan, apartment plan, and elevation plan of need to be submitted. 5. Since the approved building plan for residential area is not provided, the appropriate registration and processing fee cannot be calculated. Hence, after the

6. submission of the approved building plans any deficit fee comes out then the same shall be paid.
6. Consent of 2/3rd allottees of the project registered vide RC no. 06 of 2023 as independent floors over the already registered plots with respect to the change of layout plan of the project needs to be submitted.
7. Revised LOI and bilateral agreements according to the revised area of the project, and any other letter issued by DTCP acknowledging the revision of area of license no. 195 of 2022 need to be submitted.
8. Copy of collaboration agreement needs to be submitted.
9. Copies of mutation, jamabandi and aks- shijra duly certified by a revenue officer not more than six months prior to the date of application for registration need to be submitted.
10. Documents relating to the entry of license and collaboration agreement in the revenue record according to the revised land schedule need to be submitted.
11. Land title search report needs to be submitted.
12. Copy of approval letter of service plans and estimates need to be submitted.
13. Copies of approved landscape plan, approved roads and pavement plan, approved water supply plan, approved sewerage and garbage disposal plan, approved storm water drainage plan and approved parking plan need to be submitted.
14. Approvals/NOCs from the various agencies for connecting external services like water supply, sewerage and storm water drainage needs to be provided.
15. Electrical load availability assurance letter needs to be submitted from DHBVN.
16. Copy of forest NOC, natural conservation zone NOC, tree cutting permission /NOC form DFO, forest land diversion and power line shifting NOC need submitted.
17. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted.



HARERA
GURUGRAM

Promoter Name
Project Name

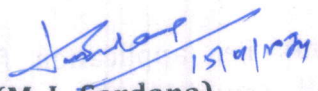
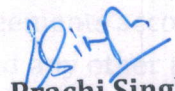
M/s Loon Land Development Limited
M3M Antalya Hills Phase -II

18. Project report need to be revised.
19. Draft copy of brochure for the project needs to be submitted.
20. Details of sold and unsold inventory unit wise needs to be submitted.
21. The Legal documents i.e., application form, BBA, allotment letter and conveyance deed related to allottees is not in the proper format. The same needs to be provided.
22. Payment receipt need to be submitted.
23. Cost of lands needs to be clarified according to area apply for registration.
24. MOA, AOA, and COI need to be provided.
25. PAN, TAN and GST certificate of promoter need to be provided.
26. KYC of project consultant needs to be provided.
27. CA certificate regarding net worth of the promoter needs to be provided.
28. Annual balance sheet for the financial year 2021-22 and 2020-21 needs to be provided.
29. CHG form needs to be provided.
30. Cash flow statement needs to be provided.
31. Quarterly statement of expenditure needs to be provided.
32. Bank undertaking needs to be provided.
33. Board resolution for operation of bank account needs to be provided.
34. Affidavit regarding arrangement of separate bank account under section 4(2)(l)(D) needs to be provided.
35. CA certificate for non-default needs to be provided.
36. CA certificate regarding no dues in respect of statutory dues needs to be provided.
37. Loan disbursement and repayment schedule needs to be provided
38. Financial resources of the project needs to be clarified along with supporting document.
39. CA certificate for expenses incurred and to be incurred needs to be revised.

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



		40. Document regarding the relation with the M3M needs to be provided.
25.	Remarks	No reply is submitted by the promoter.
	 (M. L. Sardana) Accountant	 Prachi Singh Planning Executive
Day and Date of hearing	Monday and 15.01.2024	
Proceeding recorded by	Sh. Ram Niwas	

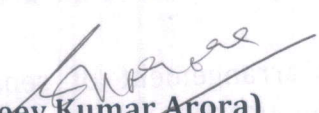
PROCEEDINGS OF THE DAY

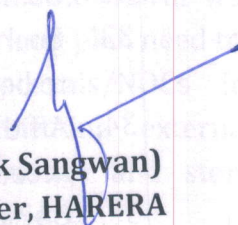
Proceedings dated 15.01.2024

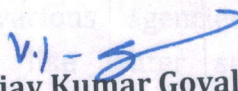
Ms. Prachi Singh Planning Executive briefed about the facts of the project.

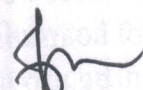
No reply has been submitted by the promoter company against the deficiencies conveyed by the authority through deficiency notice dated 12.01.2024. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed.

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


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA