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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

Project Lykehomes Avenue

Promoter M/s Lykehomes Pvt. Ltd.

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

SNo.	Particulars	Details		
1.	Name of the project	Lykehomes Avenue		
2.	Name of the promotor	M/s Lykehomes Pvt. Ltd. (Collaborator)		
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 03, Farukhnagar, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Sh. Amarnath, Smt. Kamla, Sh. Ashok Kumar and Sh. Tejbir urf Tejveer		
7.	Whether registration applied for whole	Whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1466-2023		
10.	License no.	185 of 2023 dated 11.09.2023	Valid up to 10.09.2028	
11.	Total licensed area	8.4028 Acres	Area to be registered	8.4028 Acres
12.	Project completion date as declared u/s 4(2)(l)(c)	31.10.2027		
13.	QPR compliance	N/A		
14.	4(2)(l)(D) compliance	N/A		
15.	Compliance of conditions of RC	N/A		
16.	4(2)(l)(c) compliance	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	Status of change of bank a/c	N/A		
19.	Statutory approvals either applied for or obtained prior to registration			

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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



HARERA GURUGRAM

Project Lykehomes Avenue
Promoter M/s Lykehomes Pvt. Ltd.

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	11.09.2023	10.09.2028
ii)	Zoning Plan Approval	Not submitted	
iii)	Layout plan Approval	12.09.2023	
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)	Electricity load availability connection	06.10.2023	
20.	Fee details		
	Registration fee	(32644.676 x 05) + (1360.195 x 10) =Rs. 1,76,826/-	
	Late fee	Nil	
	Processing fee	34004.871 x 10 =Rs. 3,40,049/-	
	Total fee	Rs. 5,16,875/-	
21.	DD amount	Rs. 3,00,000/- Rs. 2,16,875/-	
	DD no. and date	000611 dated 07.11.2023 000615 dated 07.12.2023	
	Name of the bank issuing	Bandhan Bank	
	Deficient amount	Nil	
22.	File Status	Date	
	Project received on	28.11.2023	
	Notice dispatched on	30.11.2023	
	First hearing on	04.12.2023	
	First reply submitted on	04.12.2023	
	Second reply submitted on	08.12.2023	
	Second hearing on	11.12.2023	
	Third reply submitted on	26.12.2023	

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	Fourth reply submitted on	29.12.2023
	Third hearing on	01.01.2024
	Fifth reply submitted on	01.01.2024
	Sixth reply submitted on	09.01.2024
	Third reply submitted on	26.12.2023
23.	<p>Case history-</p> <p>The promoter i.e., M/s Lykehomes Pvt. Ltd. has applied on dated 28.11.2023 for registration of their affordable plotted colony under DDJAY namely "Lykehomes Avenue" located at Sector 03, Farukhnagar, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016. This application relates to the license no. 185 of 2023 dated 11.09.2023 issued by the DTCP in favour of Sh. Amarnath, Smt. Kamla, Sh. Ashok Kumar and Sh. Tejbir urf Tejveer in collaboration with M/s Lykehomes Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 8.4028 acres in sector- 03, Farukhnagar, Gurugram.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter through deficiency notice dated 30.11.2023 and an opportunity of hearing was provided on 04.12.2023.</p> <p><u>Proceedings dated 04.12.2023</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case. Sh. Pawan Kumar (AR) is present on the behalf of the promoter. The AR of the promoter states that they have submitted the reply to the deficiency notice in the Authority today. The reply be examined, and status of remaining deficiencies be submitted on the next date of hearing. The matter to come up on 18.12.2023.</p> <p>On request of the promoter, the hearing was preponed to 11.12.2023</p> <p><u>Proceedings dated 11.12.2023</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.</p> <p>Sh. Pawan Kumar (AR) is present on behalf of the promoter.</p> <p>The promoter is directed to submit the rectified bank undertaking, approved zoning plan, non-encumbrance certificate duly certified by a revenue officer not below the rank of Tehsildar and other deficit documents listed above in the Authority.</p> <p>The AR of the promoter seeks two weeks' time to submit the above-mentioned deficiencies in the Authority.</p> <p>The matter to come up on 01.01.2024.</p> <p><u>Proceedings dated 01.01.2024</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.</p> <p>Sh. Pawan Kumar (AR) is present on behalf of the promoter.</p>	

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भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	The AR seeks two weeks' time for submission of deficit approvals/documents. The matter to come up on 15.01.2024.	
24.	Present compliance status as on 15.01.2024 of deficient documents as conveyed through deficiency notice dated 01.01.2024	<ol style="list-style-type: none">1. Corrected copy of REP-I (Part A-H) needs to be submitted. Status: Not submitted2. Copy of mutation duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted. Status: Submitted3. Approved service plans and estimates need to be submitted. Status: Not submitted4. Approved zoning plan needs to be submitted. Status: Applied on 06.12.20235. PERT chart of the proposed project needs to be submitted. Status: Submitted6. Details of the bank account in which amount from the allottees will be collected need to be corrected in all allottee related draft documents. Status: Since the a/c is in the name of promoter company and not the project, therefore, a/c number needs to be mentioned.7. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised. Status: Submitted8. Revised bank undertaking in prescribed format needs to be submitted on the letter head of the bank. Status: Submitted9. REP -II needs to be revised. Status: Submitted10. The board resolution for operation of bank account needs to be provided. Status: Submitted
	Remarks	<ol style="list-style-type: none">1. Corrected copy of REP-I (Part A-H) needs to be submitted. Status: Not submitted2. Approved service plans and estimates need to be submitted. Status: Not submitted3. Approved zoning plan needs to be submitted.

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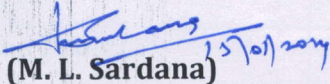
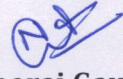
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	<p>Status: Applied on 06.12.2023</p> <p>4. Details of the bank account in which amount from the allottees will be collected need to be corrected in all allottee related draft documents.</p> <p>Status: Since the a/c is in the name of promoter company instead of the project, therefore, a/c number needs to be mentioned.</p>
<p> (M. L. Sardana) Accountant</p>	<p> (Ar. Neeraj Gautam) Associate Architectural Executive</p>

Day and Date of hearing	Monday and 15.01.2024
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

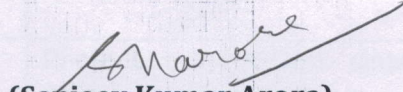
Proceedings dated 15.01.2024

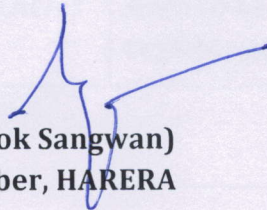
Ar. Neeraj Gautam (Associate Architectural Executive) and Sh. M. L. Sardana (Accountant) briefed about the facts of the case.

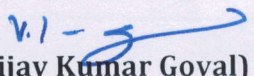
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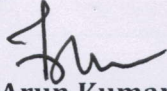
The AR submits that approval of zoning plan is in advance stage of approval with DTCP and BG in reference to demand raised CE HSVP is also being submitted to DTCP for approval of service plans and estimates. The AR seeks two weeks' time for submission of deficit documents. Request is allowed.

The matter to come up on 12.02.2024.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA