



New PWD Rest House, Civil Lines, Gurugram, Haryana
हरियाणा

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

Project - Sobha Aranya Phase - 1
RERA-GRG-1565-2024

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Sobha Aranya Phase - 1	
2.	Name of the promoter	M/s Sobha Limited	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector-80, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	M/s Karma Lakelands Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Phase	
	Phase no.	1	
9.	Online application ID	RERA-GRG-PROJ-1565-2024	
10.	License no.	180 of 2023 dated 05.09.2023.	valid up to 04.09.2028.
11.	Total licensed area	31.28125 acres	Area to be registered 14.81747 acres
12.	Projected completion date	OC - 31.10.2030 CC - 31.12.2030	
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	180 of 2023 dated 05.09.2023 04.09.2028 (After migration from license no. 124 of 2019)
	ii)	Zoning Plan Approval	Drg. No. DTCP 10085 dated 29.02.2024
	iii)	Building plan Approval	ZP-1919/PA(DK)/2024/8399 dated 07.03.2024 06.03.2029
	iv)	Environmental Clearance	Applied on 30.12.2023
	v)	Airport height clearance	PALM/NORTH/B/112619/434782 dated 13.12.2019 12.12.2027



	vi) Fire scheme approval	Not Submitted
	vii) Service plan and estimate approval	Not Submitted
20.	Fee Details	
	Registration Fee	Residential – 1,54,388.700 * 1.25 * 10 = Rs 19,29,859/- Commercial – 1428.45 * 1.75 * 20 = Rs 49,996/- Total = Rs 19,79,855/-
	Processing Fee	1,55,817.15 * 10 = Rs 15,58,172/-
	Late Fee	N/A
	Total Fee	Rs 35,38,027/-
21.	DD amount	Rs 17,10,000/-
	DD no. and date	019323 dated 22.02.2024.
	Name of the bank issuing	HDFC Bank
	Deficient amount	Rs 18,28,027/-
22.	File Status	Date
	File received on	27.02.2024
	Additional documents on	11.03.2024
	First notice Sent on	15.03.2024
	First hearing on	18.03.2024
23.	Case History:	
	<p>The Promoter M/s Sobha Limited who is a collaborator applied for the registration of real estate group housing colony namely “Sobha Aranya Phase – 1” located at Sector- 80, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 66977 dated 27.02.2024 and RPIN-727. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1565-2024. The project area for registration is 14.81747 acres but the licensed area i.e., 31.28125 acres granted under License no – 180 of 2013 dated 05.09.2023 which is valid upto 04.09.2028.</p> <p>The DTCP has granted license no. 180 of 2013 for the development of Group Housing Colony over an area admeasuring 31.28125 acres in Sector 80, Gurugram (under migration from license no 124 of 2019 dated 19.09.2019).</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/727 dated 15.03.2024 was issued to the promoter with an opportunity of being heard on 18.03.2024.</p> <p>The status of the documents is mentioned below:</p>	
24.	Present compliance status as on 18.03.2024 of deficient documents	<ol style="list-style-type: none"> 1. An affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the license no. 124 of 2019 dated 19.09.2019. 2. Deficit Fee – Rs 18,28,027/-.



<p>conveyed vide notice dated 15.03.2024.</p>	<ol style="list-style-type: none">3. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.4. Online DPI needs to be corrected.5. Addendum dated 09.02.2024 to the Collaboration agreement dated 25.07.2019 and 10.09.2019 needs to be registered.6. As per addendum agreement dated 09.02.2024, the marketing rights in favour of developer needs to be clarified.7. Environment Clearance needs to be submitted.8. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.9. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.10. Approval NOC's from various agencies for connecting external services like road needs to be submitted.11. Forest NOC was issued for the Residential Plotted Colony which needs to be clarified.12. Tree cutting permission NOC from DFO needs to be submitted.13. Mutation duly certified by revenue officer six months prior to date of application needs to be submitted.14. Land Title Search report needs to be submitted.15. Layout plan superimposed on the demarcation plan needs to be submitted.16. Draft Application form needs to be revised.17. Draft Allotment letter needs to be revised.18. Draft Builder Buyer Agreement needs to be submitted.19. Draft Conveyance Deed needs to be revised.20. Draft Brochure needs to be revised.21. Mining permission needs to be submitted.22. Cost of the land needs to be clarified according to the area applied for the registration and Supporting documents for land cost needs to be submitted.23. Project report needs to be submitted.24. REP I need to be revised as classification of land area under usage is not match with applied area and expenditure incurred till date is nil.25. Rate of EDC IDC does not match with LOI needs to be clarified.26. CHG 1 forms needs to be submitted.27. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted.28. Challan copy of paid IDC; EDC needs to be submitted.29. Financial resources to meet the project cost are not properly mentioned, need to be revised.30. Quarterly expenditure statement needs to be revised as the amount mentioned is not in line with the DPI.
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		31. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules. 32. Inherent limitation of Internal Financial controls with reference to Financial statement needs to be clarified.
25.	Remarks	Notice dispatched on 15.03.2024.

Ashish

Ashish Dubey

Chartered Accountant

Ashish
18/3/24

Ashish Kush

Planning Executive

Day and Date of hearing

Monday and 18.03.2024.

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 18.03.2024.

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Ms. Tina Talwar (Regional Head NCR) and Sh. C.M. Batra, Sr. General Manager (Legal) is present on behalf of the promoter.

The AR states that reply to the deficiency notice has been submitted on 15.03.2024 after rectification of the deficiencies along with the requisite documents and fees. Further, no 3rd party rights were created in respect of the license granted in the year 2019 vide no. 124 of 2019 and neither any development works were taken in respect of the said license which has now been migrated to a NILP policy with a phasing plan approved by DTCP. The promoter has made an application for Phase-I admeasuring 14.81747 acres. A public notice in three news papers shall be made for objections if any. In meanwhile the office to scrutinize the reply and documents submitted on 15.03.2024.

The matter to come up on 01.04.2024.

Sanjeev
(Sanjeev Kumar Arora)
Member, HARERA

Ashok
(Ashok Sangwan)
Member, HARERA

Vijay
(Vijay Kumar Goyal)
Member, HARERA

Arun
(Arun Kumar)
Chairman, HARERA