



Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Hero Earth Commercial Shops	
2.	Name of the promoter	M/s Hero Realty Pvt Ltd	
3.	Nature of the project	Commercial Plotted Colony (Distinct Commercial Component of Affordable Residential Plotted Colony)	
4.	Location of the project	Sector-85, Gurugram	
5.	Legal capacity to act as a promoter	License holder	
6.	Name of license holder	M/s Hero Realty Pvt Ltd	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole	
9.	Completion date as mentioned in REP-II	31.03.2026	
10.	Online application ID	RERA-GRG-PROJ-1555-2024	
11.	QPR Compliances (RC 70 of 2023 dated 07.06.2023)	Submitted	
12.	4(2)(I)(D) Compliances (RC 70 of 2023)	N/A	
13.	4(2)(I)(C) Compliances	N/A	
14.	Status of change of bank account	N/A	
15.	Details of proceedings pending against the project	No	
16.	RC Conditions Compliances (RC 70 of 2023)	Submission of approved service plan and estimates - Submitted	
17.	License no.	193 of 2022 dated 24.11.2022	valid upto 23.11.2027
18.	Total licensed area	5.0125 acres	Area to be registered 0.2005 acres
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	193 of 2022 dated 24.11.2022 23.11.2027
	ii)	Zoning Plan Approval	Not submitted N/A
	iii)	Layout plan Approval	DRG No. DTCP-10002 dated 07.02.2024 N/A
	iv)	Environmental Clearance	N/A N/A
	v)	Architectural Control Sheet	ZP-1784/PA(DK)/2024/4542 dated 07.02.2024
	vi)	Service plan and estimate approval	Memo. No. LC-4749/JE(SB)/2023/20638 dated 26.06.2023 (For Affordable Residential Plotted Colony)
20.	Fee details		
	Registration fee	1216.886 * 1.5 * 20 = Rs 36,507/-	



	Processing fee	1216.886 * 10 = Rs 12,169/-
	Late fee	N/A
	Total	Rs 48,676/-
21.	DD amount	Rs. 13,000/- Rs. 37,000/-
	DD no. and date	000146 dated 09.02.2024 000145 dated 09.02.2024
	Name of the bank issuing	Axis Bank
	Deficient amount	Nil
22.	File Status	Date
	File received on	12.02.2024
	First notice Sent on	07.03.2024
	First hearing on	11.03.2024
	First hearing on	18.03.2024
23.	Case History:-	<p>The promoter M/s Hero Realty Pvt Ltd has applied for the registration of real estate commercial plotted colony (Distinct Commercial Component of DDJAY Plotted Colony) namely "Hero Earth Commercial Shops" located at Sector-85, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 66246 dated 12.02.2024 and RPIN-715. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1555-2024. The project area for registration is 0.2005 acres out of the licensed area i.e., 5.0125 acres. License no – 193 of 2022 dated 24.11.2022 valid upto 23.11.2027.</p> <p>The current application for registration is distinct commercial component of affordable residential plotted colony registered vide RC no. 70 of 2023 dated 07.06.2023 valid upto 30.06.2025.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/715 dated 07.03.2024 was issued to the promoter with an opportunity of being heard on 11.03.2024.</p> <p>On 11.03.2024, Sh. Sumeet, Engineering Officer and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the project. Sh. Deepak Sharma (AR) and Sh. Akash Gupta (AR) are present on behalf of the promoter. The AR of the promoter states that reply to the deficiencies pointed out by the authority will be submitted within two days. The matter is adjourned and to come up on 18.03.2024.</p> <p>The promoter has submitted a reply on 12.03.2024 which has been scrutinized. During scrutiny of reply it is observed that the promoter is seeking registration in respect of commercial floors/shops not in respect of commercial plots based on approval of standard design.</p> <p>The status of the documents is mentioned below:</p>
24.	Present compliance status as on 18.03.2024 of the deficiencies conveyed in the notice dated 07.03.2024.	<ol style="list-style-type: none"> 1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not submitted 2 Online DPI needs to be corrected. Status: Needs to be corrected 3 Approved zoning plan for commercial plot needs to be submitted. Status: The promoter states that this is a commercial component of DDJAY. So, there is no separate zoning of commercial area. Zoning of DDJAY submitted.



		<p>4 Mutation, Jamabandi and Aks-Shajra duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted. Status: Submitted</p> <p>5 Land title search report on latest date by advocate incorporation the bar enrolment number needs to be submitted. Status: Not submitted</p> <p>6 Non-encumbrance certificate not below the rank of Tehsildar certified on latest date not more than six months of application needs to be submitted. Status: Promoter states that they have taken loan from Piramal amount Rs 70 cr by mortgage on project land. Therefore, Non-encumbrance not required.</p> <p>7 Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status: Submitted</p> <p>8 NOC/affidavit regarding non applicability of NCZ, Tree cutting, Powerline shifting and Forest land diversion needs to be submitted. Status: Submitted affidavit regarding non applicability.</p> <p>9 Pert Chart needs to be submitted. Status: Submitted</p> <p>10 Demarcation Plan superimposed on the approved layout plan needs to be submitted. Status: Submitted</p> <p>11 Draft Application form, Conveyance deed and Payment receipt needs to be submitted. Status: Needs to be clarified</p> <p>12 Draft Allotment letter and Agreement for Sale needs to be submitted as per the prescribed format. Status: Needs to be clarified</p> <p>13 Draft Brochure/ Advertisement document needs to be submitted. Status: Needs to be revised</p> <p>14 KYC of all directors needs to be provided along with KYC of architect, CA and MEP consultant. Status: Submitted</p> <p>15 Latest date NEC certificate is required as it was dated 16.12.2022. Status: Not submitted. As per form CHG-1 promoter have taken loan from Piramal amount Rs 70 cr by mortgage on project land. Therefore, Non-encumbrance not required.</p> <p>16 Form CHG-1 is required as MCA website shows creation of charge. Status: Submitted</p> <p>17 Cost of the land needs to be clarified according to the area applied for the registration as Sale Deed value including stamp duty is Rs 9630 lakhs for area 5.0125 acres. Status: Submitted</p>
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Remarks	<p>1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2 Online DPI needs to be corrected.</p> <p>3 Approved zoning plan for commercial plot needs to be submitted. Status: The promoter states that this is a commercial component of DDJAY. So, there is no separate zoning of commercial area. Zoning of DDJAY submitted</p> <p>4 Land title search report on latest date by advocate incorporation the bar enrolment number needs to be submitted.</p> <p>5 Draft Application form, Conveyance deed and Payment receipt needs to be submitted – needs to be clarified.</p>



HARERA
GURUGRAM

Hero Earth Commercial Shops
RERA-GRG-PROJ-1555-2024

		<p>6 Draft Allotment letter and Agreement for Sale needs to be submitted as per the prescribed format - needs to be clarified.</p> <p>7 Draft Brochure/ Advertisement document needs to be revised.</p> <p>8 Latest date NEC certificate is required as it was dated 16.12.2022. Status: Not submitted. As per form CHG-1 promoter have taken loan from Piramal amount Rs 70 cr by mortgage on project land. Therefore, Non-encumbrance not required.</p> <p>9 Affidavit of promoter regarding arrangement with bank of Master Account needs to be revised.</p> <p>10 Independent Audit Report along with financial statement for the FY 2022-2023 needs to be submitted. Status: Submitted but as per report company disclose the impact of pending litigation as claim against the company amounting Rs 316.54 lakhs</p>
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Ashish
(Ashish)

Chartered Accountant

Sumeet
(Sumeet)

Engineering Officer

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. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project.

Sh. Deepak Sharma (AR) and Sh. Akash Gupta (AR) are present on behalf of the promoter.

The AR of the promoter states that the requisite NOC from the financial institution i.e. M/s Piramal Trusteeship Pvt. Ltd. regarding creation of 3rd party rights have been obtained and are submitted today along with other deficit documents. The AR also states that standard design in respect of the SCO site stand approved by DTCP and request for consideration of application for registration of commercial floors/shops on commercial plots as per standard design approval.

In view of the above, the promoter is directed to submit the approval of building plans in respect of individual SCO plots before consideration of application for registration of commercial floors/shops on commercial plots.

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

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

