



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 clearance height	PALM/NORTH/B/112619/434782 dated 13.12.2019	12.12.2027
	vi)	Fire scheme approval	Applied on 13.03.2024.	
	vii)	Service plan and estimate approval	Applied on 07.03.2024.	
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/- Rs 18,28,027/-	
	DD no. and date		019323 dated 22.02.2024. 140601 dated 15.03.2024.	
	Name of the bank issuing		HDFC Bank	
	Deficient amount		NIL	
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	
	Second hearing on		01.04.2024	
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>On 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) are present on behalf of the promoter. The AR states that reply to the deficiency</p>			



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.

The promoter has submitted a reply on 18.03.2024 which was scrutinized and the remaining deficiencies were conveyed to the promoter.

The promoter submitted a reply on 20.03.2024 after scrutiny it is found that the promoter submitted copy of public notice published on 20.03.2024 in three newspaper (The Tribune, The Indian Express and Dainik Bhaskar) as per the directions of the Authority in proceedings dated 18.03.2024.

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.

The status of the documents is mentioned below:

<p>24. Present compliance status as on 01.04.2024 of deficient documents conveyed in hearing dated 18.03.2024.</p>	<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. Status: Submitted. 2. Deficit Fee – Rs 18,28,027/-. Status: Submitted vide DD no. 140601 dated 15.03.2024 amounting to Rs 18,28,027/- 3. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted. 4. Online DPI needs to be corrected. Status: Not Submitted. 5. Addendum dated 09.02.2024 to the Collaboration agreement dated 25.07.2019 and 10.09.2019 needs to be registered.
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	<p>Status: Cancellation agreement dated 15.03.2024 to Addendum dated 09.02.2024 submitted alongwith an affidavit for the same and it is no more valid.</p> <p>6. As per addendum agreement dated 09.02.2024, the marketing rights in favour of developer needs to be clarified. Status: Cancellation agreement dated 15.03.2024 to Addendum dated 09.02.2024 submitted alongwith an affidavit for the same and it is no more valid.</p> <p>7. Environment Clearance needs to be submitted. Status: Minutes of Meetings dated 12.02.2024 submitted. However, Approval is pending.</p> <p>8. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 13.03.2024.</p> <p>9. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 07.03.2024.</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 project site is accessible from 11 Karam (18 meter) revenue rasta.</p> <p>11. Forest NOC was issued for the Residential Plotted Colony which needs to be clarified. Status: Clarified</p> <p>12. Tree cutting permission NOC from DFO needs to be submitted. Status: The promoter submitted an undertaking stating that the promoter will obtain permission before after taking from DFO. Applied on 12.03.2024, receipt attached.</p> <p>13. Mutation duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted.</p> <p>14. Land Title Search report needs to be submitted. Status: Submitted.</p> <p>15. Layout plan superimposed on the demarcation plan needs to be submitted. Status: Submitted.</p> <p>16. Draft Application form needs to be revised. Status: Submitted.</p> <p>17. Draft Allotment letter needs to be revised. Status: Submitted.</p> <p>18. Draft Builder Buyer Agreement needs to be submitted. Status: Submitted</p> <p>19. Draft Conveyance Deed needs to be revised. Status: Submitted.</p> <p>20. Draft Brochure needs to be revised. Status: Submitted.</p>
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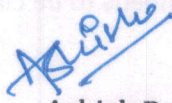
		<p>21. Mining permission needs to be submitted. Status: Submitted</p> <p>22. Cost of the land needs to be clarified according to the area applied for the registration and Supporting documents for land cost needs to be submitted. Status: Submitted.</p> <p>23. Project report needs to be submitted. Status: Submitted.</p> <p>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. Status: Not Submitted.</p> <p>25. Rate of EDC IDC does not match with LOI needs to be clarified. Status: Submitted.</p> <p>26. CHG 1 forms needs to be submitted. Status: Submitted.</p> <p>27. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Submitted.</p> <p>28. Challan copy of paid IDC; EDC needs to be submitted. Status: Submitted</p> <p>29. Financial resources to meet the project cost are not properly mentioned, need to be revised. Status: Submitted.</p> <p>30. Quarterly expenditure statement needs to be revised as the amount mentioned is not in line with the DPI. Status: Submitted.</p> <p>31. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules. Status: Submitted.</p> <p>32. Inherent limitation of Internal Financial controls with reference to financial statement needs to be clarified. Status: Submitted.</p>
25.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Environment Clearance needs to be submitted.</p> <p>4. Fire Scheme approval needs to be submitted.</p> <p>5. Approved Service plan and estimates needs to be submitted.</p> <p>6. Tree cutting permission NOC from DFO needs to be submitted. Status: The promoter submitted an undertaking stating that the promoter will obtain permission before after taking from DFO. Applied on 12.03.2024, receipt attached.</p>

7. 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.

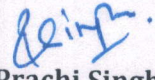
Recommendation: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except approved copy of environment clearance, fire scheme, service plans and estimates, tree cutting permission NOC and correction in DPI and REP-1(A to H).

The promoter shall submit a DD/BG amounting to Rs. 25 lakh as a security amount to submit the fire scheme approval within 3 months from the date of issuance of registration certificate.

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



Ashish Dubey
Chartered Accountant



Prachi Singh
Planning Executive

Day and Date of hearing Monday and 01.04.2024.

Proceeding recorded by Ram Niwas

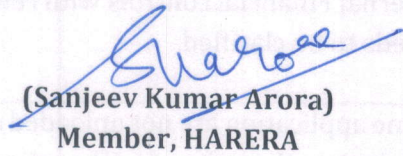
PROCEEDINGS OF THE DAY

Proceedings dated: 01.04.2024.

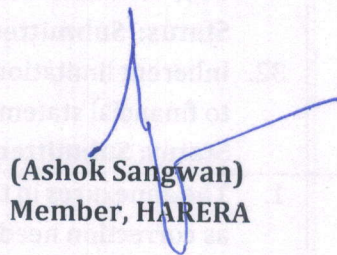
Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

Sh. C.M. Batra (AR) is present on behalf of the promoter.

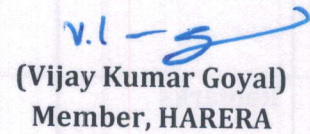
Approved as proposed subject to submission of BG/DD of Rs. 25 lakhs for obtaining and submitting requisite fire scheme approval within three months along with undertaking for submission of approved service plans and estimates within two months (which have been technically approved by CE, HSVP and requisite BG for internal development works already stand submitted at the time of grant of license). Further, a submission of BG/DD of Rs. 25 lakhs for obtaining and submitting environment clearance approval within four months which is approved in the SEAC meeting held on 31.01.2024 with "Gold Rating" and formal approval of EC is yet to be granted.



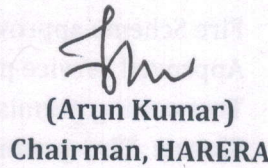
(Sanjeev Kumar Arora)
Member, HARERA



(Ashok Sangwan)
Member, HARERA



(Vijay Kumar Goyal)
Member, HARERA



(Arun Kumar)
Chairman, HARERA