



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

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

**Project - Sobha Altus**  
**RERA-GRG-1564-2024**

**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details		
1.	Name of the project	Sobha Altus		
2.	Name of the promoter	M/s Sobha Limited		
3.	Nature of the project	Mixed Land Use Colony		
4.	Location of the project	Sector- 44, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Sh. Ajay Singh, Vijay Singh and Others		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole		
	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1564-2024		
10.	License no.	91 of 2023 dated 21.04.2023.	Valid up to 20.04.2028.	
11.	Total licensed area	5.51 acres	Area to be registered	5.51 acres
12.	Projected completion date	OC- 30.09.2032		
		CC- 31.12.2032		
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	Date of approval	Validity upto
	i)	License Approval	91 of 2023 dated 21.04.2023.	20.04.2028





	ii)	Zoning Approval	Plan	DRG. NO. DG,TCP 9312 dated 07.06.2023	
	iii)	Building Approval	plan	ZP-1924/JD(RD)/2024/11677 dated 09.04.2024	08.04.2024
	iv)	Environmental Clearance		Applied on 08.12.2023	
	v)	Airport clearance	height	PALM/NORTH/B/041123/751924 dated 11.05.2023	10.05.2031
	vi)	Fire approval	scheme	Applied on 12.04.2024	
	vii)	Service plan and estimate approval		Applied on 12.04.2024	
20.	<b>Fee Details</b>				
	Registration Fee		<b>Transition Zone</b> Residential - 40,717.381 * 3.62 * 10 = Rs 14,73,969.19/- Commercial - 93,60.834 * 3.62 * 20 = Rs 6,77,724.38/- <b>Total - Rs 21,51,694/-</b> <b>Intense Zone</b> Residential - 19,043.092 * 2.62 * 10 = Rs 4,98,929/- Commercial - 4377.9643 * 2.62 * 20 = Rs 2,29,405.32/- <b>Total - Rs 7,28,334/-</b> <b>Total Registration Fee - Rs 28,80,028/-</b>		
	Processing Fee		73,499.278 * 10 = Rs 7,34,993/-		
	Late Fee		N/A		
	Total Fee		<b>Rs 36,15,021/-</b>		
21.	DD amount		Rs. 36,51,500/-		
	DD no. and date		023386 dated 02.04.2024.		
	Name of the bank issuing		Axis Bank		
	Deficient amount		NIL		
22.	File Status		Date		
	File received on		05.04.2024		
	First notice Sent on		18.04.2024		
	First hearing on		22.04.2024		
23.	<b>Case History:</b>  The Promoter M/s Sobha Limited who is a Collaborator applied for the registration of real estate mixed land use colony namely "Sobha Altus" located at Sector- 44, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 69174 dated 05.04.2024 and RPIN- 736. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-1564-2024. The project area for registration is 5.510 acres as that of the licensed area i.e., 5.510 acres granted under License no - 91 of 2023 dated 21.04.2023 which is valid upto 20.04.2028.				





	<p>The DTCP has granted license no. 91 of 2023 for the development of Group Housing Colony over an area admeasuring 5.51 acres in Sector 44, Gurugram (after migration from license no 06 of 2018 dated 05.01.2018 granted for IT Park over an area admeasuring 5.51 acres).</p> <p>The application for registration of mixed land use colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/736 dated 18.04.2024 was issued to the promoter with an opportunity of being heard on 22.02.2024.</p> <p>The promoter has submitted a reply on 18.04.2024 which was scrutinized and the status of the documents is mentioned below:</p>	
24.	<p><b>Present compliance status as on 22.04.2024 of deficiencies conveyed through notice dated 18.04.2024</b></p>	<ol style="list-style-type: none"><li>1. An affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the license no. 06 of 2018 dated 05.01.2018. <b>Status: Submitted.</b></li><li>2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. <b>Status: Not Submitted.</b></li><li>3. Online DPI needs to be corrected. <b>Status: Submitted but needs to be revised.</b></li><li>4. Environment Clearance needs to be submitted. <b>Status: Applied on 08.12.2023, receipt attached alongwith an undertaking to submit as and when received.</b></li><li>5. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. <b>Status: Applied on 12.04.2024, receipt attached alongwith an undertaking to submit within 3 months from issuing of registration certificate.</b></li><li>6. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. <b>Status: Applied on 12.04.2024, receipt attached alongwith an undertaking to submit within 3 months from issuing of registration certificate.</b></li><li>7. Approval NOC's from various agencies for connecting external services like road, storm water needs to be submitted. <b>Status: Storm water submitted. Approved vide no. GMDA/Drainage/2024/161 dated 10.04.2024. Promoter stated that project was connected with 12m wide service road, hence road permission is not applicable.</b></li><li>8. Layout plan superimposed on the demarcation plan needs to be submitted. <b>Status: Submitted.</b></li><li>9. Mutation, Jamabandi and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. <b>Status: Submitted.</b></li><li>10. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. <b>Status: Submitted.</b></li><li>11. Pert chart needs to be submitted. <b>Status: Submitted.</b></li><li>12. Draft Allotment letter needs to be submitted. <b>Status: Submitted.</b></li><li>13. Draft BBA needs to be revised.</li></ol>





		<p><b>Status: Submitted.</b></p> <p>14. Mining Permission needs to be submitted. <b>Status: The promoter submitted an undertaking stating that they will submit the permission before commencement of construction.</b></p> <p>15. Cost of the land needs to be clarified according to the area applied for the registration. <b>Status: Submitted.</b></p> <p>16. Rate of EDC in DPI is not match with LOI. Clarification required. <b>Status: Submitted.</b></p> <p>17. Rate of IDC in DPI is not match with LOI. Clarification required. <b>Status: Submitted.</b></p> <p>18. Project report needs to be submitted. <b>Status: Submitted.</b></p> <p>19. CHG-1 forms need to be submitted. <b>Status: Submitted.</b></p> <p>20. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be provided. <b>Status: Submitted.</b></p> <p>21. CA certificate for REP I needs to be submitted. <b>Status: Submitted.</b></p> <p>22. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules. <b>Status: Submitted.</b></p> <p>23. Challan copy of paid IDC, EDC needs to be submitted. <b>Status: Submitted.</b></p> <p>24. CA certificate for Net worth of promoter needs to be submitted. <b>Status: Submitted.</b></p> <p>25. Quarterly expenditure Statement needs to be submitted. <b>Status: Submitted.</b></p> <p>26. Quarterly source of funds Statement needs to be submitted. <b>Status: Submitted.</b></p> <p>27. Net cash flow statement Statement needs to be submitted. Status: Needs to be revised as Cash inflow does not match with DPI.</p> <p>28. Latest Non-encumbrance certificate not below the rank of tehsildar needs to be submitted. <b>Status: Submitted.</b></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. Status: Applied on 08.12.2023, receipt attached alongwith an undertaking to submit as and when received.</p> <p>4. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 12.04.2024, receipt attached alongwith an undertaking to submit within 3 months from issuing of registration certificate.</p> <p>5. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.</p>



	<p>Status: Applied on 12.04.2024, receipt attached alongwith an undertaking to submit within 3 months from issuing of registration certificate.</p> <p>6. Approval NOC's from various agencies for connecting external services like road, storm water needs to be submitted. <b>Status: Storm water submitted. Approved vide no. GMDA/Drainage/2024/161 dated 10.04.2024. Promoter stated that project was connected with 12m wide service road, hence road permission is not applicable.</b></p> <p>7. Mining Permission needs to be submitted. <b>Status: The promoter submitted an undertaking stating that they will submit the permission before commencement of construction.</b></p> <p>8. Net cash flow statement Statement needs to be revised.</p>
--	---

*Amich*

**Suruchi Pandey  
Chartered Accountant**

*Ashish 22/4/24*

**Ashish Kush  
Planning Executive**

<b>Day and Date of hearing</b>	Monday and 22.04.2024
<b>Proceeding recorded by</b>	Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 22.04.2024.

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

Sh. Nitin Kohli (AR) is present on behalf of the promoter.

The AR of the promoter states that an advertisement has been published on 18.04.2024 in three newspapers with regard to migration of license No. 06 of 2018 dated 05.01.20218 which was granted for IT Park to Mixed land use vide license No. 91 of 2023, dated 21.04.2023 inviting objections within a period of 10 days. So far, as the submission of EC, Fire scheme, Service plans and estimates, BG of Rs. 25 lakhs each shall be submitted in lieu of timely submission of the compliances as may be specified by the authority.

The director/CEO/Project-Incharge of the promoter company is directed to be present along with the landowners on the next date of hearing.

The matter to come up on 13.05.2024.

*(Sanjeev Kumar Arora)*  
**(Sanjeev Kumar Arora)  
Member, HARERA**

*(Ashok Sangwan)*  
**(Ashok Sangwan)  
Member, HARERA**

*(Arun Kumar)*  
**(Arun Kumar)  
Chairman, HARERA**



