



Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Street Drive 93	
2.	Name of the promoter	M/s Gganbu Land Pvt. Ltd.	
3.	Nature of the project	Commercial - (Distinct Commercial Component of DDJAY Plotted Colony)	
4.	Location of the project	Sector- 93, Gurugram	
5.	Legal capacity to act as a promoter	Needs to be clarified - Joint development agreement	
6.	Name of license holder	M/s Ora Land & Housing Pvt. Ltd.	
7.	Name of Conveyance Deed holder	Sh. Maninder Singh & Sh. Prem Singh	
8.	Status of project	New	
9.	Whether registration applied for whole/phase	Whole Project	
10.	Completion date as mentioned in REP-II	31.12.2028	
11.	Online application ID	RERA-GRG-PROJ-1538-2024	
12.	License no.	108 of 2022 dated 05.08.2022 33 of 2023 dated 16.02.2023	Valid up to 04.08.2027 Valid upto 15.02.2028
13.	Total licensed area	15.7Acres	Area to be registered 0.61 acres (2499.65 sqm)
14.	QPR Compliances	N/A	
15.	4(2)(I)(D) Compliances	N/A	
16.	4(2)(I)(C) Compliances	N/A	
17.	Status of change of bank account (if applicable)	N/A	
18.	Details of proceedings pending against the project	N/A	
19.	RC Conditions Compliances	N/A	
20.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval 108 of 2022 dated 05.08.2022 33 of 2023 dated 16.02.2023	04.08.2027 15.02.2028
	ii)	Conveyance Deed Details vide no. 3203 dated 28.07.2023 vide no. 8377 dated 28.11.2023	N/A
	iii)	Zoning Plan Approval DRG No. DGTCP 9499 dated 21.08.2023	N/A
	iv)	Building plan Approval Memo no. 7514 dated 23.11.2023	22.11.2025
	v)	Environmental Clearance N/A	N/A
	vi)	Fire scheme approval Memo no. FS/2024/116 dated 22.01.2024	21.01.2026

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	vii) Service plan and estimate approval	N/A
21.	Fee details	
	Registration fee	4374.39 * 1.75* 20 = Rs 1,53,104/-.
	Processing fee	4374.39 * 10 = Rs 43,744/-
	Late fee	N/A
	Total	Rs. 1,96,848/-
22.	DD amount	Rs. 1,51,000/- Rs 45,848/-
	DD no. and date	062377 dated 19.01.2024 062462 dated 27.02.2024
	Name of the bank issuing	ICICI Bank
	Deficient amount	Nil
23.	File Status	Date
	File received on	30.01.2024
	First hearing on	19.02.2024
	First notice Sent on	23.02.2024
	Second hearing on	27.03.2024
	Third hearing on	15.04.2024
23.	Case History:-	
	<p>The Promoter M/s Gganbu Land Pvt. Ltd. who is a collaborator (To be clarified) applied for the registration of real estate commercial colony (Distinct Commercial Component of DDJAY Plotted Colony) namely "Street Drive 93" located at Sector-93, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 65522 dated 30.01.2024 and RPIN-706. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1538-2024. The project area for registration is 0.61 acres (2499.65 sqm) commercial part of that of the licensed area i.e., 15.7 acres vide License no -108 of 2022 dated 05.08.2022 valid upto 04.08.2027 and 33 of 2023 dated 16.02.2023 valid upto 15.02.2028 (For DDJAY Plotted Colony).</p> <p>It is noted that the two conveyance deeds vide no. 3203 dated 28.07.2023 for area measuring 2472.15 sqm and vide no. 8377 dated 28.11.2023 for area measuring 27.5 sqm (total area measuring 2499.65 sqm) have been executed in favor of Sh. Maninder Singh & Sh. Prem Singh. The building plans and fire scheme has been approved in the name of Sh. Maninder Singh & Sh. Prem Singh. Further a joint development agreement has been executed between Sh. Maninder Singh & Sh. Prem Singh and M/s Gganbu Land Pvt Ltd registered vide no. 9010 dated 18.12.2023. Based on this agreement M/s Gganbu Land Pvt Ltd had applied for registration of project.</p> <p>The application for registration of project is under scrutiny and 1st deficiency notice is to be issued to the promoter. The opportunity of hearing is scheduled on 19.02.2024.</p> <p>On 19.02.2024, Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project. The application submitted by the promoter is being scrutinized by the concerned official, and the deficiency notice has not been dispatched till date. Therefore, in view of the same the matter is adjourned, and the concerned official is directed to dispatch the notice. The next date of hearing will be conveyed after submission of reply of deficiencies.</p>	



Deficiency notice vide no. HARERA/GGM/RPIN/706 dated 23.02.2024 was issued to the promoter. The promoter has submitted the reply against the same on 01.03.2024 and 06.03.2024 which have been scrutinized and as per the approval of authority, the matter is fixed for hearing on 27.03.2024.

On 27.03.2024, Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project. Sh. Musolani (Director) is present on behalf of the applicant promoter company. The Joint Development Agreement executed with the landowners has a clause for termination of the agreement by the developer if there is title defect. The applicant to submit an unconditional and irrevocable agreement along with the bank account to be in the name of the project and not a company. The office to also examine the status of validity of RC in respect of the colony of which the above commercial component is a distinct part. Further the office to examine the documents and reply being submitted today. The landowners who have entered into above joint development agreement to also attend the next hearing in person to confirm the JDA and allocation of the units made in their favour by the JDA holder. The matter to come up on 15.04.2024.

This project is distinct commercial component of DDJAY plotted colony registered vide RC no. 55 of 2023 dated 17.04.2023 valid till 31.03.2027. The registration was granted conditional for submission of approved zoning plan and approved service plan & estimates within three months of registration and also to submit BG/DD as a security amount to submit the same but the promoter failed to comply with the conditions of registration certificate. Accordingly, the registration of DDJAY plotted colony is suspended. The QPR's in respect of project are already submitted by the promoter.

The promoter has submitted reply on 29.03.2024 & 09.04.2024 which have been scrutinized and the status of the documents is mentioned below.

<p>24.</p>	<p>Present compliance status as on 15.04.2024 of the deficiencies conveyed in last hearing dated 27.03.2024</p>	<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: Needs to be corrected2. Online DPI needs to be corrected. Status: Needs to be corrected3. No permission of DTCP regarding recognition of applicant promoter as a developer submitted, which be attached. Status: Not submitted.4. Collaboration agreement/Joint development agreement needs to be clarified (Revocable clause) as there is termination clause. Status: Promoter states that addendum agreement will be submitted.5. A list of units allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties and marked on the approved layout plan needs to be submitted. Status: Submitted the unsigned copy of list of units. Needs to be signed by Director of developer company along with BR copy and landowners.
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	<p>6. Land title search report by an advocate including bar enrolment number certified on latest date needs to be submitted. Status: Submitted.</p> <p>7. HUDA construction water NOC needs to be submitted. Status: Not submitted</p> <p>8. Mining permission needs to be submitted. Status: Submitted but expired on 05.03.2024. Further promoter states that mining has been completed and further renewal not required.</p> <p>9. Draft allottees documents i.e. application form & conveyance deed needs to be revised. Status: Needs to be revised</p> <p>10. Draft allottees documents i.e. allotment letter & builder buyer agreement needs to be revised as per prescribed format. Status: Needs to be revised as per prescribed format</p> <p>11. Non-Encumbrance certificate needs to be submitted. Status: Submitted but incomplete.</p> <p>12. Financial resources are not properly mentioned in DPI. Status: Submitted</p> <p>13. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(1)(D) needs to be provided. Status: Clarification required</p> <p>14. Challan copy of paid IDC, EDC needs to be provided. Status: Not submitted</p> <p>15. CA certificate of no dues needs to be submitted. Status: Submitted</p> <p>16. CA certificate for Net worth of promoter needs to be provided. Status: Submitted</p> <p>17. EDC per acre rate in DPI differs from LOI needs to be corrected/clarified. Status: Clarification required</p> <p>18. Cash flow statement needs to be revised. Status: Needs to be revised</p> <p>19. Board resolution duly acknowledged for operation of bank account needs to be submitted. Status: Submitted</p> <p>20. Bank undertaking needs to be submitted. Status: Submitted but needs to be revised (Employee code not mentioned).</p> <p>21. CA certificate for cost incurred and to be incurred needs to be submitted. Status: Submitted</p>
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. No permission of DTCP regarding recognition of applicant promoter as a developer submitted, which be attached.</p>



		<ol style="list-style-type: none">4. Collaboration agreement/Joint development agreement needs to be clarified (Revocable clause) as there is termination clause.5. A list of units allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties and marked on the approved layout plan needs to be submitted.6. HUDA construction water NOC needs to be submitted.7. Draft allottees documents i.e. application form & conveyance deed needs to be revised.8. Draft allottees documents i.e. allotment letter & builder buyer agreement needs to be revised as per prescribed format.9. Non-Encumbrance certificate on latest date needs to be submitted.10. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be revised – clarification required.11. Challan copy of paid IDC, EDC needs to be provided.12. EDC per acre rate in DPI differs from LOI needs to be corrected/clarified.13. Cash flow statement needs to be revised.14. Bank undertaking needs to be revised as Employee code not mentioned.
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Ashish
(Ashish)

Chartered Accountant

Sumeet
(Sumeet)

Engineering Officer

Day and Date of hearing	Monday and 15.04.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 15.04.2024

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

Sh. Musolani (Director) and Sh. Maninder Singh (Land Owner) are present on behalf of the promoter.

The AR seeks one week time to submit the registered addendum agreement revoking the termination clause in earlier joint development agreement along with other deficit documents.

The matter to come up on 29.04.2024.

Sanjeev Kumar Arora
(Sanjeev Kumar Arora)
Member, HARERA

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar
(Arun Kumar)
Chairman, HARERA

