

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

 Project Lykehomes Avenue  
 Promoter M/s Lykehomes Pvt. Ltd.

**PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016**

SNo.	Particulars	Details		
1.	Name of the project	Lykehomes Avenue		
2.	Name of the promotor	M/s Lykehomes Pvt. Ltd. (Collaborator)		
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 03, Farukhnagar, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Sh. Amarnath, Smt. Kamla, Sh. Ashok Kumar and Sh. Tejbir urf Tejveer		
7.	Whether registration applied for whole	Whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1466-2023		
10.	License no.	185 of 2023 dated 11.09.2023	Valid up to 10.09.2028	
11.	Total licensed area	8.4028 Acres	Area to be registered	8.4028 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	31.10.2027		
13.	QPR compliance	N/A		
14.	4(2)(I)(D) compliance	N/A		
15.	Compliance of conditions of RC	N/A		
16.	4(2)(I)(c) compliance	N/A		
17.	Details of proceedings pending against the project	N/A		

**Email:** hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in  
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 Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण  
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



18.	Status of change of bank a/c	N/A		
19.	<b>Statutory approvals either applied for or obtained prior to registration</b>			
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>	<b>Validity up to</b>
	i)	License Approval	11.09.2023	10.09.2028
	ii)	Zoning Plan Approval	15.01.2024	
	iii)	Layout plan Approval	12.09.2023	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	Not submitted	
	viii)	Electricity load availability connection	06.10.2023	
20.	<b>Fee details</b>			
	Registration fee	(32644.676 x 05) + (1360.195 x 10) =Rs. 1,76,826/-		
	Late fee	Nil		
	Processing fee	34004.871 x 10 =Rs. 3,40,049/-		
	Total fee	Rs. 5,16,875/-		
21.	<b>DD amount</b>		Rs. 3,00,000/- Rs. 2,16,875/-	
	<b>DD no. and date</b>		000611 dated 07.11.2023 000615 dated 07.12.2023	
	<b>Name of the bank issuing</b>		Bandhan Bank	
	<b>Deficient amount</b>		Nil	
22.	<b>File Status</b>		<b>Date</b>	
	Project received on		28.11.2023	
	Notice dispatched on		30.11.2023	
	First hearing on		04.12.2023	

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	<b>First reply submitted on</b>	04.12.2023
	<b>Second reply submitted on</b>	08.12.2023
	<b>Second hearing on</b>	11.12.2023
	<b>Third reply submitted on</b>	26.12.2023
	<b>Fourth reply submitted on</b>	29.12.2023
	<b>Third hearing on</b>	01.01.2024
	<b>Fifth reply submitted on</b>	01.01.2024
	<b>Sixth reply submitted on</b>	09.01.2024
	<b>Seventh reply submitted on</b>	26.12.2023
	<b>Fourth hearing on</b>	15.01.2024
	<b>Eighth reply submitted on</b>	19.01.2024
23.	<b>Case history-</b> The promoter i.e., M/s Lykehomes Pvt. Ltd. has applied on dated 28.11.2023 for registration of their affordable plotted colony under DDJAY namely "Lykehomes Avenue" located at Sector 03, Farukhnagar, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016. This application relates to the license no. 185 of 2023 dated 11.09.2023 issued by the DTCP in favour of Sh. Amarnath, Smt. Kamla, Sh. Ashok Kumar and Sh. Tejbir urf Tejveer in collaboration with M/s Lykehomes Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 8.4028 acres in sector- 03, Farukhnagar, Gurugram. On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter through deficiency notice dated 30.11.2023 and an opportunity of hearing was provided on 04.12.2023. <u>Proceedings dated 04.12.2023</u> Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case. Sh. Pawan Kumar (AR) is present on the behalf of the promoter. The AR of the promoter states that they have submitted the reply to the deficiency notice in the Authority today. The reply be examined, and status of remaining deficiencies be submitted on the next date of hearing. The matter to come up on 18.12.2023. On request of the promoter, the hearing was preponed to 11.12.2023 <u>Proceedings dated 11.12.2023</u> Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.	

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Sh. Pawan Kumar (AR) is present on behalf of the promoter.  
The promoter is directed to submit the rectified bank undertaking, approved zoning plan, non- encumbrance certificate duly certified by a revenue officer not below the rank of Tehsildar and other deficit documents listed above in the Authority.  
The AR of the promoter seeks two weeks' time to submit the above-mentioned deficiencies in the Authority.  
The matter to come up on 01.01.2024.

Proceedings dated 01.01.2024



Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.  
Sh. Pawan Kumar (AR) is present on behalf of the promoter.  
The AR seeks two weeks' time for submission of deficit approvals/documents.  
The matter to come up on 15.01.2024.

Proceedings dated 15.01.2024

Ar. Neeraj Gautam (Associate Architectural Executive) and Sh. M L Sardana (Accountant) briefed about the facts of the case.  
Sh. Pawan Kumar (AR) is present on behalf of the promoter.  
The AR submits that approval of zoning plan is in advance stage of approval with DTCP and BG in reference to demand raised by CE HSVP is also being submitted to DTCP for approval of service plans and estimates. The AR seeks two weeks' time for submission of deficit documents. Request is allowed.  
The matter to come up on 12.02.2024.

<p>24. <b>Present compliance status as on 12.02.2024 of deficient documents as observed on 15.01.2024</b></p>	<ol style="list-style-type: none"><li>1. Corrected copy of REP-I (Part A-H) needs to be submitted. <b>Status: Submitted</b></li><li>2. Approved service plans and estimates need to be submitted. <b>Status: Not submitted</b></li><li>3. Approved zoning plan needs to be submitted. <b>Status: Approved vide memo no. ZP-1928/JD(RA)/2024/1703 dated 15.01.2024</b></li><li>4. Details of the bank account in which the amount from the allottees will be collected need to be corrected in all allottee related draft documents. <b>Status: Resubmitted after correction</b></li></ol>
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<b>Remarks</b>	1. Approved service plans and estimates need to be submitted. <b>Status: Not submitted</b>
<b>Recommendation:</b> 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 the approval of service plans and estimates. It is proposed that the authority may consider for grant of registration subject to the submission of security amount of Rs. 25 Lakhs in lieu of submission of approved service plans and estimates within 1 month.	
 <b>(Ashish Dubey)</b> Chartered Accountant	 <b>(Ar. Neeraj Gautam)</b> Associate Architectural Executive

<b>Day and Date of hearing</b>	Monday and 12.02.2024
<b>Proceeding recorded by</b>	Sh. Ram Niwas

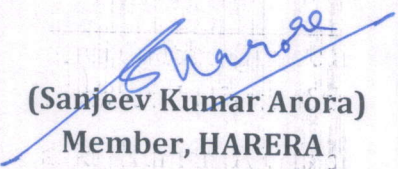
### PROCEEDINGS OF THE DAY

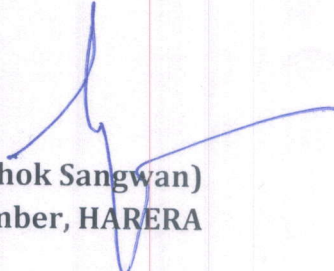
Ar. Neeraj Gautam (Associate Architectural Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case.


Sh. Pankaj Kumar (AR) is present on behalf of the promoter.

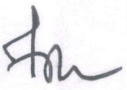
The Chief Engineer, HSVP, Panchkula vide memo no.8840 dated 10.1.2024 has conveyed the technical approval of service plans and estimates to the DTCP and in pursuance thereof, the applicant promoter has submitted the BG of Rs.1.14 Crores to DTCP on 5.02.2024 for release of the approved plans and estimates. The AR assures to submit the approved copy in the registry of the authority within 30 days failing which the account of the promoter shall be frozen and the concerned official shall put up the file for orders of the authority.

Approved as proposed.

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

  
**(Ashok Sangwan)**  
Member, HARERA

  
**(Vijay Kumar Goyal)**  
Member, HARERA

  
**(Arun Kumar)**  
Chairman, HARERA

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