

**PROJECT HEARING BRIEF FOR REGISTRATION U/S 4**

S.No.	Particulars	Details	
1.	Name of the project	SHF Floors	
2.	Name of the promotor	M/s SHF Square LLP	
3.	Nature of the project	Residential Independent Floors	
4.	Location of the project	Sector- 03, Farukhnagar, Gurugram	
5.	Legal capacity to act as a promoter	Change of developer	
6.	Name of the license holder	Sh. Ravinder Yadav, RRD Developers and Sh. Deepak Yadav	
7.	Name of the Collaborator	M/s RRD Developers	
8.	Whether registration applied for whole	Whole	
9.	Status of project	New	
10.	Online Application ID	RERA-GRG-1268-2023	
11.	Date of completion of project as per REP-II/4(2)(I)(c)	29.10.2026	
12.	QPR Compliance (If applicable) of plotted colony RC no. 16 of 2022	Submitted	
13.	4(2)(I)(d) Compliance (If applicable) of plotted colony RC no. 16 of 2022	Submitted	
14.	Compliance of RC Conditions of plotted colony RC no. 16 of 2022	N/A	
15.	License no.	49 of 2017 dated 17.07.2017	valid up to 16.07.2024
16.	Total licensed area	7.01875 acres	<b>Area to be registered</b> 0.3454 acres
17.	<b>Fee Details-</b>		
	Registration Fee	3689.98*2.64*5=Rs. 48,707/-	
	Processing Fee	3689.98*10=Rs. 36,900/-	
	Late Fee	N/A	
	Total Fee	Rs.85,607/-	
	Fees paid	1. Rs 36,902/- 2. Rs 18,451 /-	



		3. Rs 30,254 /- Total = Rs.85,607/-	
	DD no. and date	1. 115597 dated 26.12.2023 2. 115596 dated 26.12.2023 3. 115686 dated 15.01.2024	
	Name of the bank issuing	HDFC Bank	
	Deficit fees	Nil	
18.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>S.No.</b>	<b>Particulars</b>	<b>Validity up to</b>
	i)	License Approval	49 of 2017 dated 17.07.2017 16.07.2024
	ii)	Zoning Plan Approval	1952 dated 13.10.2021
	iii)	Building plan Approval	BLC-3259P dated 24.11.2022 23.11.2024
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	LC-3259/JE(S)/2021/24692 dated 28.09.2021
	viii)	Electricity load availability connection	Ch-16 dated 08.12.2021
19.	<b>File Status</b>	<b>Date</b>	
	Project received on	28.12.2023	
	First deficiency notice sent on	12.01.2024	
	First hearing on	15.01.2024	
	First reply submitted	15.01.2024	
	Second reply submitted	03.04.2024	
	Third reply submitted	04.04.2024	
	Second hearing on	22.04.2024	
20.	<b>Case History:</b>		
	<p>An application regarding registration of residential floors projects namely "SHF Floors" situated at Sector- 03, Farukhnagar, Gurugram Haryana being developed by M/s SHF Square LLP was submitted on 28.12.2023 under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application for registration is a part of the affordable residential plotted colony under DDJAY which falls under license no. 49 of 2017 for area admeasuring 7.01875 acres dated 17.07.2017 valid up to 16.07.2024 being issued in favour of Sh. Ravinder Yadav, RRD Developers and Sh. Deepak Yadav in collaboration with M/s RRD Developers. Further, the promoter obtained change of developer vide order no. LC-3259/JE(S)/2021/27889 dated 29.10.2021 which got registered by the authority vide RC no. 16 of 2022 dated 28.02.2022 valid upto 31.03.2023. The completion certificate dated 03.07.2023</p>		



for the area admeasuring 7.0187 acres is obtained by the promoter which is after the expiry of the registration i.e., 3 months 4 days.

Now, the promoter has submitted the application regarding 12 plots on which total of 48 units are to be constructed.

The application for extension of registration was scrutinized and 1st deficiency notice has not been dispatched yet.

**Proceedings dated 15.01.2024**

Ms. Prachi Singh Planning Executive briefed about the facts of the project. No reply has been submitted by the promoter company against the deficiencies conveyed by the authority through deficiency notice dated 12.01.2024. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed.

Further, if no response is received from the promoter within next 4 week's time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.

**Proceedings dated: 22.04.2024**

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

None is present on behalf of the promoter.

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 again on 13.05.2024.

21. **Present compliance status as on 29.04.2024 deficiencies conveyed hearing dated 22.04.2024**

1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).  
**Status:-Not done**
2. Corrections in the online DPI need to be done.  
**Status:- Not done**
3. Deficit fee ₹30,254/- need to be submitted.  
**Status:- Submitted**
4. Land title search report needs to be submitted on latest date.  
**Status:-Submitted**
5. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be submitted on latest date.  
**Status:-Submitted**
6. Copy of natural conservation zone NOC, tree cutting permission /NOC form DFO, forest land diversion and power line shifting NOC need submitted.  
**Status:-Affidavit submitted**
7. Details of inventory plot wise needs to be submitted.  
**Status:- Submitted**
8. Project report need to be revised.  
**Status:- Submitted**



9. Draft copy of brochure for the project needs to be submitted.  
**Status:- Submitted**
10. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted.  
**Status:- Submitted**
11. The Legal documents i.e., application form, BBA, allotment letter and conveyance deed related to allottees is not in the proper format. The same needs to be provided.  
**Status:- Submitted**
12. Payment receipt need to be submitted.  
**Status:- Submitted**
13. CA certificate for Expenditure to be incurred and incurred needs to be revised.  
**Status:- Provided**
14. CA certificate regarding net worth of the promoter needs to be submitted.  
**Status:- Submitted**
15. LLP deed needs to be submitted.  
**Status:- Submitted**
16. Independent auditors report for the financial year 2021-22 and 2020-21 needs to be provided.  
**Status:- Submitted**
17. Balance sheet for the financial year 2020-21 needs to be provided.  
**Status:- Submitted**
18. Land cost needs to be clarified according to area apply for registration.  
**Status:- Submitted**
19. KYC of project consultant needs to be provided.  
**Status:- Submitted**
20. Undertaking regarding no loan on project land needs to be provided.  
**Status:- Submitted**
21. Quarterly schedule of estimated expenditure needs to be submitted.  
**Status:- Submitted**
22. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.  
**Status:- Submitted**
23. Affidavit regarding 10% auto deduct from separate bank account for EDC needs to be provided.  
**Status:- Submitted**
24. Copy of paid challan of EDC and IDC needs to be provided.  
**Status:- Submitted**
25. Board resolution for operation of bank account needs to be provided.  
**Status:- Submitted**
26. Cash flow statement need to be submitted.  
**Status:- Submitted**



22.	Remarks	1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). 2. Corrections in the online DPI need to be done.
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**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 correction in DPI and REP-1(A to H).

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

  
Suruchi Pandey

Chartered Accountant

  
Prachi Singh

Planning Executive

Day and Date of hearing	Monday and 29.04.2024
Proceeding recorded by	Sh. Ram Niwas


**PROCEEDINGS OF THE DAY**

Proceedings dated: 29.04.2024


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


Sh. Amit Goel (AR) and Sh. Adarsh Singh (AR) are present on behalf of the promoter.

Approved as proposed.

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

  
(Arun Kumar)  
Chairman, HARERA

