



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- 106, 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- 30.09.2031 CC- 31.12.2031	
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	91 of 2023 dated 21.04.2023. 20.04.2028
	ii)	Zoning Plan Approval	DRG. NO. DG,TCP 9312 dated 07.06.2023
	iii)	Building plan Approval	ZP-1924/JD(RD)/2024/11677 dated 09.04.2024 08.04.2024



	iv)	Environmental Clearance	Applied on 08.12.2023	
	v)	Airport height clearance	PALM/NORTH/B/041123/751924 dated 11.05.2023	10.05.2031
	vi)	Fire scheme approval	Applied on 12.04.2024	
	vii)	Service plan and estimate approval	Applied on 12.04.2024	
20.	<b>Fee Details</b>			
	<b>Registration Fee</b>		<b>Transition Zone</b> <b>Residential</b> - 40,717.381 * 3.62 * 10 = Rs 14,73,969.19/- <b>Commercial</b> - 93,60.834 * 3.62 * 20 = Rs 6,77,724.38/- <b>Total - Rs 21,51,694/-</b> <b>Intense Zone</b> <b>Residential</b> - 19,043.092 * 2.62 * 10 = Rs 4,98,929/- <b>Commercial</b> - 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>	
	<b>Processing Fee</b>		73,499.278 * 10 = Rs 7,34,993/-	
	<b>Late Fee</b>		N/A	
	<b>Total Fee</b>		<b>Rs 36,15,021/-</b>	
21.	<b>DD amount</b>		Rs. 36,51,500/-	
	<b>DD no. and date</b>		023386 dated 02.04.2024.	
	<b>Name of the bank issuing</b>		Axis Bank	
	<b>Deficient amount</b>		NIL	
22.	<b>File Status</b>		<b>Date</b>	
	<b>File received on</b>		05.04.2024	
	<b>First notice Sent on</b>		18.04.2024	
	<b>First hearing on</b>		22.04.2024	
	<b>Second hearing on</b>		13.05.2024	
	<b>Third hearing on</b>		27.05.2024	
23.	<b>Case History:</b>			
	<p>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> <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 106, 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 22.04.2024.</p> <p>The promoter has submitted a reply on 18.04.2024 which was scrutinized and the remaining deficiencies were conveyed to the promoter.</p> <p><b>On 22.04.2024</b>, 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</p>			



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. The Director of promoter company is directed to be present alongwith the Landowners on the next date of hearing. The matter to come up on 13.05.2024.

The promoter has submitted a reply on 22.04.2024 which was scrutinized and found that Public notice has been published in three newspapers on 18.04.2024 in 1 Hindi (Hindustan Times) and 2 English (The Tribune and Hindustan Times) for inviting objections regarding non-creation of third party rights in the project namely "Sobha Altus" till 27.04.2024.

No objection has been received regarding non-creation of third party rights in the project namely "Sobha Altus" till 27.04.2024.

The promoter has submitted a reply on 07.05.2024 which was scrutinized and the remaining deficiencies were conveyed to the promoter.

**On 13.05.2024**, Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case. Sh. C.M. Batra (SGM Legal & land) on behalf of the promoter and Sh. Ajay Yadav (Land Owner), Sh. Vijay Singh (Land Owner) are present. The promoter to issue a public notice for no sale in respect of earlier license by the developer inviting objections if any. Further the revenue sharing given in collaboration agreement be reconciled with the sharing shown in DPI and to be in consonance with provisions of section 4(2)(I)(D) of the Act of 2016 and a disclosure be made in the DPI with respect to the circle rate of the land and calculation of land cost taken in DPI. The matter to come up on 27.05.2024. The representative of M/s Logic Soft shall also be present on the next date of hearing.

The promoter has submitted a reply on 16.05.2024 which was scrutinized and found that Public notice has been published in three newspapers on 16.05.2024 in 1 Hindi (Hindustan Times) and 2 English (The Tribune and Hindustan Times) for inviting objections regarding non-creation of third party rights in the project namely "Sobha Altus" till 25.05.2024.

The promoter has submitted a reply on 21.05.2024 which was scrutinized and the status of the documents is mentioned below:

The promoter has submitted a reply on 27.05.2024 which was scrutinized and found that the promoter has submitted 2 BG for submission of Fire Scheme approval and Service plan & estimates within 4 months from grant of registration.

No objection has been received regarding non-creation of third party rights in the project namely "Sobha Altus" till date.

24.	<b>Present compliance status as on 27.05.2024 of deficiencies conveyed in last hearing dated 13.05.2024</b>	<ol style="list-style-type: none"><li>1. 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.</li><li>2. Online DPI needs to be corrected. Status: Submitted but needs to be revised.</li><li>3. Environment Clearance needs to be submitted. <b>Status: Applied on 08.12.2023, receipt attached. Submitted a BG of Rs 25 Lakhs for submission of approval within 4 months from grant of registration.</b></li><li>4. 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. Submitted a BG of Rs 25 Lakhs for submission of approval within 4 months from grant of registration.</b></li></ol>
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		<p>5. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.  <b>Status:</b> 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 needs to be submitted.  <b>Status:</b> The promoter stated that project was connected with 12m wide service road, hence road permission is not applicable.</p> <p>7. Mining Permission needs to be submitted.  <b>Status:</b> The promoter submitted an undertaking stating that they will submit the permission before commencement of construction.</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.  <b>Status:</b> Applied on 08.12.2023, receipt attached. Submitted a BG of Rs 25 Lakhs for submission of approval within 4 months from grant of registration.</p> <p>4. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.  <b>Status:</b> Applied on 12.04.2024, receipt attached. Submitted a BG of Rs 25 Lakhs for submission of approval within 4 months from grant of registration.</p> <p>5. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.  <b>Status:</b> 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 needs to be submitted.  <b>Status:</b> The promoter stated that project was connected with 12m wide service road, hence road permission is not applicable.</p> <p>7. Mining Permission needs to be submitted.  <b>Status:</b> The promoter submitted an undertaking stating that they will submit the permission before commencement of construction.</p>

**Recommendation:**

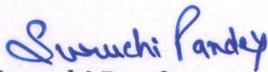
The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form, Environment Clearance, Fire Scheme Approval, Approved service plan & estimates and Mining Permission.

The promoter has submitted two BG amounting to Rs 25 lakhs as a security amount to submit the Fire Scheme Approval and Environment Clearance within four month from the date of issuance of registration certificate.



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 106, Gurugram (after migration from license no 06 of 2018 dated 05.01.2018 granted for IT Park over an area admeasuring 5.51 acres). The project under migrated license i.e., 06 of 2018 dated 05.01.2018 does not fall under an ongoing project category as per rule 2(o) of the Act of 2016. The promoter has submitted an affidavit stating that no advertisement, sale, booking or third party right has been made in respect of earlier license no. 06 of 2018. However, a public notice w.r.t non- creation of third party rights in respect to the project under earlier license has been issued on 16.05.2024 for inviting objections, if any. No objection has been received regarding non-creation of third party rights in the project namely "Sobha Altus" till date.

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

  
Suruchi Pandey

Chartered Accountant

  
27/5/24

Ashish Kush  
Planning Executive

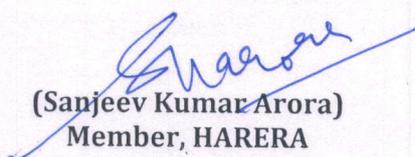
Day and Date of hearing	Monday and 27.05.2024
Proceeding recorded by	Ram Niwas

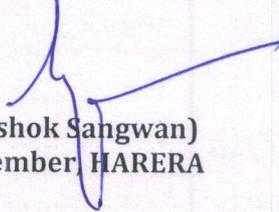
**PROCEEDINGS OF THE DAY**

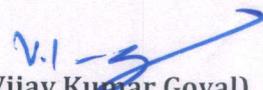
Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case.

Sh. C.M. Batra (Sr.GM) on behalf of the promoter, Sh. Ajay Yadav (Land Owner), Sh. J.N. Yadav (Land Owner) are present.

The promoter has submitted two BG of Rs 25 lakhs each for submission of Environment Clearance and Fire Scheme approval within four months from the grant of registration. No objection in respect of the public notice issued by the office has been received till date. The final approval of Service plan & Estimates shall be submitted within three months from the grant of registration for which BG has already been submitted to the DTCP, Haryana. The promoter shall submit the Mining permission before start of construction. In view of the same, approved as proposed and office to ensure necessary correction in form A to H and DPI.

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

  
(Arun Kumar)  
Chairman, HARERA

