

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

 Project 24.74375 Acres DDJAY Residential Plotted Colony  
 Promoter M/s Loon Land Development Ltd.

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

SNo.	Particulars	Details	
1.	Name of the project	24.74375 Acres DDJAY Residential Plotted Colony	
2.	Name of the promotor	Loon Land Development Ltd. (Collaborator)	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 79 & 79B Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Sh. Abhay-Virender-Om Parkash Ss/o Arjun Sh. Harpal-Lal Chand-Sudhir Sunil Ss/o Rajbir Deepak Yadav S/o Daljeet Singh Ajay Pal S/o Arjun Singh Sarjit Singh S/o Parkash Singh Loon Land Development Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1509-2023	
10.	License no.	195 of 2022 dated 29.11.2022	28.11.2027
11.	Total licensed area	24.74375 Acres	Area to be registered Application is for supersession of RC of already registered 45.1625 Acres to reduced project area 24.74375 acres.
12.	Project completion date as declared u/s 4(2)(I)(c)	30.06.2026	
13.	QPR compliance	Pending for quarter ending March 2024 for RC no. 05 of 2023	
14.	4(2)(I)(D) compliance	N/A	
15.	Compliance of conditions of	Approval of service plans and estimates not submitted for RC	

**Email:** hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in  
 An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016

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



	RC	no. 05 of 2023. Due date for submission: 12.04.2023. Suo-motu proceedings are pending. However, revised service plans and estimates for 24.74375 acres have been obtained on 23.04.2024.		
16.	4(2)(l)(c) compliance	N/A		
17.	Details of proceedings pending against the project	RERA-GRG-3818-2023 (RC: 05 of 2023)		
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	29.11.2022	28.11.2027
	ii)	Revised Zoning Plan Approval	17.11.2023	
	iii)	Revised Layout plan Approval	02.11.2023	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Revised Service plan and estimate approval	23.04.2024	
	viii)	Electricity load availability connection	02.12.2022	
20.	<b>Fee details</b>			
	Registration fee	Nil (Since this area is already registered with the Authority, only the processing fee is being charged).		
	Late fee	Nil		
	Processing fee	100134.245 x 10 =Rs. 10,01,343/-		
	Total fee	Rs. 10,01,343/-		
21.	DD amount	Rs. 10,31,400/-		
	DD no. and date	501886 dated 12.12.2023		
	Name of the bank issuing	ICICI Bank		
	Deficient amount	Nil		

**Email:** hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
Act No. 16 of 2016 Passed by the Parliament

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



22.	File Status	Date
	Project received on	12.12.2023
	Notice dispatched on	28.12.2023
	First hearing on	01.01.2024
	First reply submitted on	10.01.2024
	Second reply submitted on	08.05.2024
	Second hearing on	13.05.2024
	Third reply submitted on	15.05.2024
	Fourth reply submitted on	16.05.2024
23.	<b>Case history-</b> <p>The promoter i.e., M/s Loon Land Development Ltd. has applied on dated 12.12.2023 for supersession of the registration no. RC/REP/HARERA/GGM/661/393/2023/05 dated 12.01.2023.</p> <p>The project was earlier registered vide no. 05 of 2023 by the Authority as "45.1625 Acres DDJAY Residential Plotted Colony" for which license no. 195 of 2022 dated 29.11.2022 was granted by DTCP in favour of Sh. Ajay Pal and other in collaboration with M/s Loon Land Development Ltd. For an area measuring 45.1625 acres in sector 79 &amp; 79B, Gurugram.</p> <p>At the time of granting the license as well as registration to the project a condition was imposed that the area measuring 12.46555 acres (shown in blue and purple colour in approved layout and zoning plan) shall remain freezed for the purpose of sale of plots till the said land is either purchased by M/s Loon Land Development Ltd. or execution of registered collaboration agreement with the land owners/ land owning company.</p> <p>Thereafter, the promoter got the independent residential floors 517 out of 841 plots of the above residential colony registered in the Authority vide RC no. 06 of 2023 dated 12.01.2023.</p> <p>Now, the promoter has obtained revised land schedule annexed with the license from DTCP and revised layout plan of the project wherein the project land is reduced to 24.74375 acres and rest 20.41875 acres has been marked as applied for migration to NILP.</p> <p>Accordingly, the promoter has applied to the Authority for the supersession of the earlier registration certificate no. 05 of 2023.</p> <p>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 28.12.2023 and an opportunity of hearing is provided on 01.01.2024.</p> <p><u>Proceedings dated 01.01.2024</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant)</p>	

**Email:** hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
Act No. 16 of 2016 Passed by the Parliament

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



briefed about the facts of the case.

Sh. Bharat (Authorized Signatory) is present on behalf of the promoter.

No reply has been submitted by the promoter company against the deficiencies raised by the authority till 28.12.2023. In view of the same, the matter is adjourned, and the next date of hearing will be conveyed after the submission of reply of deficiencies already conveyed through notice dated 28.12.2023.

Further, if no response is received from the promoter within next 4 weeks' 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 13.05.2024

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

Sh. Abhijeet Singh (AR) and Bharat (Authorized Signatory) is present on behalf of the promoter.

The public notice for 15 days inviting objections regarding the consent of 2/3<sup>rd</sup> allottees with respect to the revision in layout plan submitted by the promoter to be issued in at least two prominent newspapers of local circulation (on English and one Hindi).

The landowners of the project are directed to be present on the next date of hearing.

The matter to come up on 03.06.2024.

24. **Present compliance status as on 03.06.2024 of deficient documents as observed on 13.05.2024**

1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format.

**Status: Corrections Submitted. Documents in form of PDF need to be submitted.**

2. Consent of 2/3<sup>rd</sup> allottees of the project registered vide RC no. 06 of 2023 as independent floors over the already registered plots with respect to the change of layout plan of the project needs to be submitted.

**Status: Submitted consent of 444 out of 635 allottees which is more than 2/3<sup>rd</sup> required. Public notice inviting objections w.r.t the same was published in the Tribune and Dainik Tribune dated 15.05.2024. No objection has been received in the Authority till date.**

3. Revised LOI and bilateral agreements according to the revised area of the project, and any other letter issued by DTCP acknowledging the revision of area of license no. 195 of 2022 need to be submitted.

**Status: LOI and bilateral agreements for land**

**Email:** hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016

Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	<p>measuring 20.41 acres which has been migrated from license no. 195 of 2022 is submitted.</p> <p>4. Copy of collaboration agreement needs to be submitted. <b>Status: Submitted. However, the collaboration agreements are not registered.</b></p> <p>5. Documents relating to the entry of license and collaboration agreement in the revenue record according to the revised land schedule need to be submitted. <b>Status: Copy of revenue record entry w.r.t. 24.74375 acres revised licensed land is not submitted.</b></p> <p>6. Financial resources of the project need to be met with project cost. <b>Status: Clarified through affidavit submitted by the promoter stating that the source of funds will be taken from the floors registered on the same project since no sale for plots is proposed.</b></p> <p>7. Cost of land needs to be clarified according to area apply for registration. <b>Status: Clarified</b></p> <p>8. Cash flow statement needs to be submitted. <b>Status: Submitted</b></p> <p>9. CA certificate for expenditure incurred and to be incurred needs to be submitted.</p> <p>10. <b>Status: Submitted</b> Quarterly statement of expenditure needs to be provided. <b>Status: Submitted</b></p> <p>11. Affidavit of promoter regarding arrangement with the bank of master account needs to be provided. <b>Status: Submitted. Bank a/c of "M3M Antalya Hills Phase 2" and "24.74375 acres DDJAY Plotted Colony" are same as no sale affidavit for the latter is provided.</b></p>	
<b>Remarks</b>		<p>1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format. <b>Status: Corrections Submitted. Documents in form of PDF need to be submitted.</b></p> <p>2. Copy of collaboration agreement w.r.t. 0.68125 acres</p>

**Email:** hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
Act No. 16 of 2016 Passed by the Parliament

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



	<p>needs to be submitted.</p> <p><b>Status: Submitted. However, the collaboration agreements are not registered. Further, 0.68125 acres land under collaboration is marked freeze by DTCP till the said land is either purchased by M/s Loon Land Development Ltd. or execution of registered collaboration agreement.</b></p> <p>3. Documents relating to the entry of license and collaboration agreement in the revenue record according to the revised land schedule need to be submitted.</p> <p><b>Status: Copy of revenue record entry w.r.t. 24.74375 acres revised licensed land is not submitted.</b></p>
<p><i>Ashish Dubey</i> <b>(Ashish Dubey)</b> Chartered Accountant</p>	<p><i>(Ar. Neeraj Gautam)</i> <b>(Ar. Neeraj Gautam)</b> Associate Architectural Executive</p>

<b>Day and Date of hearing</b>	Monday and 03.06.2024
<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. Abhijeet Singh (AR) and Bharat (Authorized Signatory) are present on behalf of the promoter.

The AR of the promoter states that they have applied for the supersession of earlier registration certificate no. 05 of 2023 after issuance of revised land schedule of 24.74375 acres in license no.195 of 2022 by DTCP. The area measuring 0.68125 acres under collaboration in the land falling in the current application is marked frozen by the DTCP for the purpose of sale of plots till the said land is either purchased by M/s Loon Land Development Ltd. or execution of registered collaboration agreement with the landowners/ land owning company. The promoter submits that the sale deed for the remaining area measuring 24.0625 acres falling under current application has been executed in the favor of promoter, i.e., M/s Loon Land Development Ltd.

Further, the promoter states that the entry in revenue record w.r.t 24.74375 acres has been made and a copy will be submitted to the Authority.

The promoter has submitted consent of 444 out of 635 allottees of the project registered vide RC no. 06 of 2023 as independent floors over the already registered plots with regard to change in the layout plan of the project which is more than 2/3rd required. A Public notice inviting objections w.r.t

**Email:** hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in

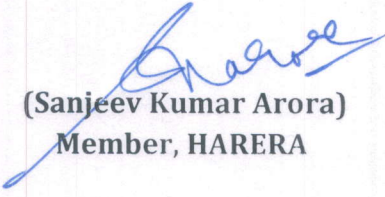
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
Act No. 16 of 2016 Passed by the Parliament

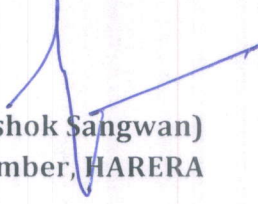
भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16





the same was published in the Tribune and Dainik Tribune dated 15.05.2024 and no objection has been received in the Authority. Further, the date of completion of project declared by the promoter under Section 4(2)(I)(C) of the Act of 2016 will remain the same and no sale of plots under the project has been made.

Keeping in view the above, the Authority decides to supersede the earlier registration certificate no. 05 of 2023 dated 12.01.2023 subject to the condition that the area measuring 0.68125 acres under collaboration in the land falling in the current application will remain frozen for the purpose of sale of plots till the said land is either purchased by M/s Loon Land Development Ltd. or execution of registered collaboration agreement with the landowners/ land owning company and correction of the requisite form REP-I and DPI.

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

  
(Arun Kumar)  
Chairman, HARERA

