



New PWD Rest House, Civil Lines, Gurugram, Haryana
हरियाणा

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

Project - Lushlands
RERA-GRG-1526-2024

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Lushlands	
2.	Name of the promoter	M/s Adani Infrastructure and Developers Pvt. Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector- 02, Gurugram	
5.	Legal capacity to act as a promoter	Change of Developer	
6.	Name of the license holder	M/s Krrish Realty Nirman Pvt. Ltd. and Others	
7.	Status of project	Ongoing	
8.	Whether registration applied for whole	Phase	
	Phase no.	1	
9.	Online application ID	RERA-GRG-PROJ-1526-2024	
10.	License no.	98 of 2011 dated 11.11.2011	Valid till 10.11.2024
11.	Total licensed area	12.356 acres	Area to be registered 8.3491 acres
12.	Projected completion date	OC - 31.03.2029 CC - 30.06.2029	
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	98 of 2011 dated 11.11.2011 10.11.2024
	ii)	Zoning Plan Approval	DRG. NO. DG, TCP 2875 dated 11.11.2011 -
	iii)	Revised Building plan Approval	ZP-767/JD(RA)/2024/14639 dated 16.05.2024 15.05.2029
	iv)	Environmental Clearance	SEIAA/HR/2013/153 dated 28.05.2013 27.05.2024 (Expired)
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/892/3630-33 dated 27.12.2023 26.12.2031
	vi)	Fire scheme approval	Applied on 18.05.2024.



	vii) Service plan and estimate approval	Applied on 18.03.2024.
20.	Fee Details	
	Registration Fee	84,881.869 * 1.75 * 10 = Rs 14,85,433/-
	Processing Fee	84,881.869 * 10 = Rs 8,48,819/-
	Late Fee	550% of registration fee - 14,85,433 * 5.5 = Rs 81,69,882/-
	Total Fee	Rs 1,05,04,134/-
21.	DD amount	Rs 21,01,500/- Rs 81,50,000/- Rs 3,00,000/-
	DD no. and date	008833 dated 05.01.2024 008922 dated 24.05.2024 008923 dated 24.05.2024
	RTGS amount	-
	RTGS no. and date	-
	Name of the bank issuing	Axis Bank
	Deficient amount	NIL
22.	File Status	Date
	File received on	25.01.2024
	First hearing on	12.02.2024
	First notice Sent on	22.02.2024
	Second hearing on	03.06.2024
23.	Case History:	
	<p>The Promoter M/s Adani Infrastructure and Developers Pvt. Ltd. who is a Change of developer has applied for the registration of real estate group housing colony namely "Lushlands" located at Sector-02, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 65338 dated 25.01.2024 and RPIN-704. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1526-2024. The project area for registration is 8.3491 acres.</p> <p>The DTCP has granted license no. 98 of 2011 for an area admeasuring 12.356 acres.</p> <p>The promoter has applied for the registration of area admeasuring 8.3491 acres stating as Phase 1. However, the building plans if approved, by the DTCP, Haryana are not submitted by the promoter with the application for registration of the project to ascertain as to whether the phasing has been approved by the competent Authority or not.</p> <p>On 12.02.2024, Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. The application submitted by the promoter has been scrutinized by the concerned official, but 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> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/704 dated 22.02.2024 was issued to the promoter.</p> <p>The promoter has submitted a reply on 15.03.2024, 17.05.2024, 24.05.2024, 29.05.2024 and 30.05.2024 which were scrutinized and the status of the documents is mentioned below.</p> <p>The Environment Clearance of the project is expired on 27.05.2024.</p> <p>The total units sold in the project is 56. As 18 units are allotted to both the landowners. The unique allottees are 30 out of which the promoter has submitted the consent of 23 allottees in respect of changes in the building plans.</p>	

<p>24.</p>	<p>Present compliance status as on 03.06.2024 of deficient documents conveyed through notice dated 22.02.2024.</p>	<ol style="list-style-type: none"> 1. Fee cannot be calculated as the building plans are not submitted and will be calculated after the submission of the building plans and if the fee comes out deficit than the same shall be payable. Status: The fee is calculated on the permissible FAR as the phasing has not been approved by DTCP. Detailed calculation is mentioned above. The fees is fully paid. 2. 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: Not Submitted. 3. Online DPI needs to be corrected. Status: Submitted but needs to be corrected. 4. The approved building plans are not attached in the application to ascertain the approval of phasing by the competent authority, and you had applied for registration of project in phases. The same needs to be clarified. Status: Not Submitted. 5. Building plan approval (BR-III) alongwith the approved drawings need to be submitted. Status: Submitted. Approved vide no. ZP-767/JD(RA)/2024/14639 dated 16.05.2024. 6. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 18.05.2024. Receipt attached. 7. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 18.03.2024. Receipt attached. 8. Electrical load availability needs to be submitted. Status: Submitted. Approved vide memo no. Ch-12/DGR-26B dated 15.02.2024. 9. Approval NOCs from the various agencies for connecting external services like roads needs to be submitted. Status: The promoter stated that the project is already connected with the existing road. 10. Land title search report needs to be revised. Status: Submitted. 11. Collaboration agreement between the application and License holder needs to be submitted. Status: Copy of NCLT order dated 01.11.2022 submitted. 12. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status: Submitted.
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		<p>13. Jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted.</p> <p>14. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. Status: Submitted.</p> <p>15. Draft Application form needs to be submitted. Status: Submitted but needs to be revised.</p> <p>16. Draft Allotment letter needs to be submitted. Status: Submitted but needs to be revised.</p> <p>17. Draft BBA needs to be submitted. Status: Submitted but needs to be revised.</p> <p>18. Draft Conveyance deed needs to be submitted Status: Submitted but needs to be revised.</p> <p>19. Draft Brochure needs to be revised. Status: Submitted.</p> <p>20. Copy of executed Application form, Allotment letter, BBA and Conveyance deed need to be submitted. Status: Submitted.</p> <p>21. Pert Chart needs to be revised. Status: Submitted.</p> <p>22. Re-validated Mining permission needs to be submitted. Status: The promoter stated that the excavation and work of removal of mineral/ ordinary clary from the project site was over so there is no requirement of revalidation of mining permission.</p> <p>23. Cošt of the land needs to be clarified according to the area applied for the registration. Status: Calculation sheet Submitted. According to the resolution plan approved by NCLT.</p> <p>24. KYC of project consultant needs to be submitted. Status: Submitted but KYC of CP Kukreja Firm needs to be submitted.</p> <p>25. REP-II needs to be revised. Status: Submitted.</p> <p>26. Non-encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Land is encumbered. Details of encumbrance is submitted but NOC is not submitted as liability of the financial creditor arise from the NCLT Order.</p> <p>27. Project report needs to be submitted. Status: Submitted.</p> <p>28. Clarification required for qualified opinion of Auditor. Status: Submitted.</p>
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		<p>29. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Not applicable as total EDC paid.</p> <p>30. Challan copy of paid IDC, EDC needs to be submitted. Status: Submitted.</p> <p>31. CA certificate for Net worth of promoter needs to be submitted. Status: Submitted.</p> <p>32. Supporting documents for land cost needs to be submitted. Status: Submitted.</p> <p>33. Financial and inventory details certified by CA needs to be submitted. Status: Submitted.</p> <p>34. CA certificate of cost incurred and to be incurred needs to be submitted. Status: Submitted.</p> <p>35. Quarterly statement of expenditure needs to be submitted. Status: Submitted.</p> <p>36. Cash flow statement needs to be submitted. Status: Submitted.</p> <p>37. Quarterly source of funds needs to be submitted. Status: Submitted.</p> <p>38. CHG form needs to be submitted. Status: Submitted.</p>
25.	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. The approved building plans are not attached in the application to ascertain the approval of phasing by the competent authority, and you had applied for registration of project in phases. The same needs to be clarified.</p> <p>4. Fire Scheme approval needs to be submitted.</p> <p>5. Approved Service plan and estimates needs to be submitted.</p> <p>6. Approval NOCs from the various agencies for connecting external services like roads needs to be submitted. Status: The promoter stated that the project is already connected with the existing road.</p> <p>7. Draft Application form needs to be revised.</p> <p>8. Draft Allotment letter needs to be revised.</p> <p>9. Draft BBA needs to be revised.</p> <p>10. Draft Conveyance deed needs to be revised.</p> <p>11. Re-validated Mining permission needs to be submitted.</p>

	<p>Status: The promoter stated that the excavation and work of removal of mineral/ ordinary clary from the project site was over so there is no requirement of revalidation of mining permission.</p> <p>12. KYC of CP Kukreja Firm needs to be submitted.</p>
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 Ashish Dubey Chartered Accountant	 Ashish Kush Planning Executive
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Day and Date of hearing	Monday and 03.06.2024
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Proceeding recorded by	Ram Niwas
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PROCEEDINGS OF THE DAY

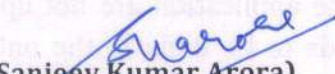
Proceedings dated: 03.06.2024

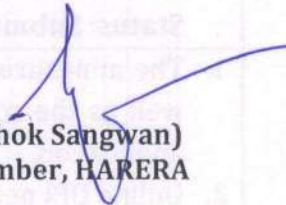
Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

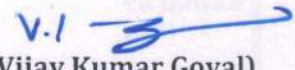
Sh. Rajesh Jain (General Manager), Sh. Dheeraj Garg (Dy. Manager) and Sh. Praveen Kumar (AR) are present on behalf of the promoter.

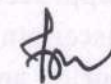
The AR states that phasing of the project is under approval with DTCP and sanctioned copy will be submitted within one week as the present application is only in respect of Phase-I. Further, the project has been awarded through NCLT and consent of 23 unique allottees out of 30 unique allottees have been obtained and submitted in the Authority and one week public notice to be published in two newspapers (1 Hindi and 1 English) for inviting objections, if any.

The matter to come up on 10.06.2024.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA