



HARERA
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Promoter Name: M/s Loon Land Development Limited
Project Name: M3M Antalya Hills Phase -II

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No.	Particulars	Details	
1.	Name of the project	M3M Antalya Hills Phase -II	
2.	Name of the promotor	M/s Loon Land Development Limited	
3.	Nature of the project	Residential Independent Floors	
4.	Location of the project	Sector- 79 and 79B, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Sh. Ajay Pal, M/s Loon Land Development Limited and others	
7.	Name of the Collaborator	M/s Loon Land Development Limited	
8.	Whether registration applied for whole	Whole	
9.	Status of project	New	
10.	Online Application ID	RERA-GRG-1521-2023	
11.	Date of completion of project as per REP-II/4(2)(I)(c)	30.06.2026	
12.	QPR Compliance (If applicable) of RC no. 06 of 2023	Submitted	
13.	4(2)(I)(d) Compliance (If applicable) of RC no. 06 of 2023	Not Submitted	
14.	Compliance of RC Conditions of RC no. 06 of 2023	Approval of service plans and estimates- not submitted for RC no. 06 of 2023. Due date for submission: 12.04.2023.	
15.	4(2)(I)(c) compliance	N/A	
16.	Details of proceedings pending against the project	RERA-GRG-3818-2023 (RC: 05 of 2023) RERA-GRG-3819-2023 (RC: 06 of 2023) Both the proceedings are clubbed with the proceedings of supersession of registration certificate.	
17.	Status of change of bank a/c	N/A	
18.	License no.	195 of 2022 dated 29.11.2022	valid up to 28.11.2027
19.	Total licensed area	24.74375 acres	Area to be registered Application is for supersession of RC of already registered 15.5299 Acres to reduced project area 10.0670 acres.

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

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

20.	Fee Details-		
	Registration Fee	N/A	
	Processing Fee	40769.30*2.64*10=Rs.10,76,309/-	
	Late Fee	N/A	
	Total Fee	Rs.10,76,309/-	
	Fees paid	1. Rs. 10,000/- 2. Rs. 10,66,400/- Total-Rs. 10,76,400/-	
	DD no. and date	1.336116846888 dated 27.12.2023 2. 502195 dated 09.05.2024	
	Name of the bank issuing	ICICI Bank	
	Deficit fees	Nil	
21.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Date of approval
	i)	License Approval	195 of 2022 dated 29.11.2022
	ii)	Zoning Plan Approval	9814 dated 17.11.2023
	iii)	Building plan Approval	26.12.2022
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	23.04.2024
	viii)	Electricity load availability connection	02.12.2022
22.	File Status	Date	
	Project received on	27.12.2023	
	First deficiency sent on	12.01.2024	
	First hearing on	15.01.2024	
	First reply submitted on	09.02.2024	
	Second hearing on	22.04.2024	
	Second reply submitted on	07.05.2024	
	Second hearing on	22.04.2024	
	Third hearing on	13.05.2024	
	Third reply submitted on	16.05.2024	
	Fourth reply submitted on	30.05.2024	
23.	Case History:		



The promoter i.e., M/s Loon Land Development Ltd. has applied on dated 27.12.2023 for supersession of the registration no. RC/REP/HARERA/GGM/662/394/2023/06 dated 12.01.2023.

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 & 79B, Gurugram.

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.

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.

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.

Accordingly, the promoter has applied to the Authority for the supersession of the earlier registration certificate no. 06 of 2023.

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 landowner/ authorized representative of the landowner companies along with board resolution on the next date of hearing.

The matter to come up on 13.05.2024.

	<p>Proceedings dated 13.05.2024</p> <p>Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. Abhijeet Singh (AR) and Sh. Bharat Vigmal (AR) are present on behalf of the promoter. The public notice for 15 days inviting objections regarding the consent of 2/3rd 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 (one 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.</p>	
<p>24.</p>	<p>Present compliance status as on 03.06.2024 deficiency conveyed vide hearing dated 13.05.2024</p>	<ol style="list-style-type: none"> 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. Copy of approved building plan (BR-III) Letter of residential plots needs to be provided. Status:- submitted 4. Copies of approved X-section plan, Floor plan, apartment plan, and elevation plan of need to be submitted. Status:- submitted 5. Since the approved building plan for residential area is not provided, the appropriate registration and processing fee cannot be calculated. Hence, after the submission of the approved building plans any deficit fee comes out then the same shall be paid. Status:- submitted 6. Consent of 2/3rd 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 2/3rd 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. 7. 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:- Submitted 8. Copy of collaboration agreement needs to be submitted. Status: - Submitted. However, the collaboration agreements are not registered.

		<p>9. Copies of mutation, jamabandi and aks- shijra duly certified by a revenue officer not more than six months prior to the date of application for registration need to be submitted. Status:- Submitted</p> <p>10. Documents relating to the entry of license and collaboration agreement in the revenue record according to the revised land schedule need to be submitted. Status: - Copy of revenue record entry w.r.t. 24.74375 acres revised licensed land is not submitted.</p> <p>11. Land title search report needs to be submitted. Status:- Submitted</p> <p>12. Copy of approval letter of service plans and estimates need to be submitted. Status:- Submitted</p> <p>13. Copies of approved landscape plan, approved roads and pavement plan, approved water supply plan, approved sewerage and garbage disposal plan, approved storm water drainage plan and approved parking plan need to be submitted. Status:- Submitted</p> <p>14. Approvals/NOCs from the various agencies for connecting external services like water supply, sewerage and storm water drainage needs to be provided. Status:- Submitted</p> <p>15. Electrical load availability assurance letter needs to be submitted from DHBVN. Status:- Submitted</p> <p>16. Copy of forest NOC, natural conservation zone NOC, tree cutting permission /NOC form DFO, forest land diversion and power line shifting NOC need submitted. Status:- submitted</p> <p>17. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted. Status:- Submitted</p> <p>18. Project report need to be revised. Status:- Submitted</p> <p>19. Draft copy of brochure for the project needs to be submitted. Status:- Submitted</p> <p>20. Details of sold and unsold inventory unit wise needs to be submitted. Status:- Submitted</p>
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		<p>21. 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</p> <p>22. Payment receipt need to be submitted. Status:- Submitted</p> <p>23. Cost of lands needs to be clarified according to area apply for registration. Status:- Submitted</p> <p>24. MOA, AOA, and COI need to be provided. Status:- Submitted</p> <p>25. PAN, TAN and GST certificate of promoter need to be provided. Status:- Submitted</p> <p>26. KYC of project consultant needs to be provided. Status:- Submitted</p> <p>27. CA certificate regarding net worth of the promoter needs to be provided. Status:- Submitted</p> <p>28. Annual balance sheet for the financial year 2021-22 and 2020-21 needs to be provided. Status:- Submitted</p> <p>29. CHG form needs to be provided. Status:- Submitted</p> <p>30. Cash flow statement needs to be provided. Status:- Submitted</p> <p>31. Quarterly statement of expenditure needs to be provided. Status:- Submitted</p> <p>32. Bank undertaking needs to be provided. Status:- Submitted</p> <p>33. Board resolution for operation of bank account needs to be provided. Status:- Submitted</p> <p>34. Affidavit regarding arrangement of separate bank account under section 4(2)(I)(D) needs to be provided. Status:- Submitted</p> <p>35. CA certificate for non-default needs to be provided. Status:- submitted</p> <p>36. CA certificate regarding no dues in respect of statutory dues needs to be provided. Status:- Submitted</p> <p>37. Loan disbursement and repayment schedule needs to be provided</p>
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		<p>Status:- submitted</p> <p>38. Financial resources of the project needs to be clarified along with supporting document.</p> <p>Status:- submitted</p> <p>39. CA certificate for expenses incurred and to be incurred needs to be revised.</p> <p>Status:- submitted</p> <p>40. Document regarding the relation with the M3M needs to be provided.</p> <p>Status:- submitted</p>
25.	Remarks	<p>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).</p> <p>Status:- Not done</p> <p>2. Corrections in the online DPI need to be done.</p> <p>Status:- Not done</p> <p>3. Copy of collaboration agreement needs to be submitted.</p> <p>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.</p> <p>4. 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>Status: Copy of revenue record entry w.r.t. 24.74375 acres revised licensed land is not submitted.</p>

Ashish Dubey

Ashish Dubey
Chartered Accountant

Prachi Singh

Prachi Singh
Planning Executive

Day and Date of hearing	Monday and 03.06.2024
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY


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

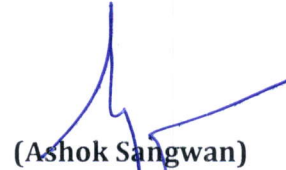
falling under current application has been executed in the favor of promoter, i.e., M/s Loon Land Development Ltd.


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 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 and the conditions of the allotment will remain the same.

Keeping in view the above, the Authority decides to supersede the earlier registration certificate no. 06 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 in the requisite form in REP-I and DPI. This shall be without prejudice to the rights of the allottees under section 14 and 18 of the Act, 2016.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA