



**HARERA**  
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM**

हरियाणा भूगुरुग्राम प्राधिकरण विनियामक संपदा-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project DDJAY Residential Plotted Colony  
Promoter Adhikaansh Realtors Pvt. Ltd.

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

SNo.	Particulars	Details	
1.	Name of the project	DDJAY Residential Plotted Colony	
2.	Name of the promotor	M/s Adhikaansh Realtors Pvt. Ltd.	
3.	Nature of the project	Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 89, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of the license holder	M/s Adhikaansh Realtors Pvt. Ltd.	
7.	Whether registration applied for whole	Whole (Additional License of area measuring 5.125 Acres)	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1307-2023	
10.	License no.	102 of 2022 dated 27.07.2022	Valid up to 26.07.2027
11.	Total licensed area	57.40 Acres	Area to be registered 5.125 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	03.04.2027	
13.	QPR compliance	68 of 2021- Submitted till March 2024	
14.	4(2)(I)(D) compliance	68 of 2021- Not submitted for 2021-2022 and 2022-2023	
15.	Compliance of conditions of RC	68 of 2021- Construction water NOC (2 months): Submitted with delay of 479 days	
16.	4(2)(I)(c) compliance	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	Status of change of bank a/c	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	102 of 2022 dated 27.07.2022 26.07.2027
	ii)	Zoning Plan Approval	25.01.2023

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



	iii)	Layout plan Approval	28.07.2022	
	iv)	Environmental Clearance	02.11.2021	01.11.2028
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	12.03.2024	
	viii)	Electricity load availability connection	09.11.2022	
20.	Fee details			
	Registration fee	(223432.862 x 10) + (8856.672 x 20) =Rs. 24,11,462/-		
	Late fee	Nil		
	Processing fee	232289.534 x 10 =Rs. 23,22,895/-		
	Total fee	Rs. 47,34,357/-		
21.	DD amount	1. Rs. 24,11,750/- 2. Rs. 21,57,900/- 3. Rs. 1,40,350/- 4. Rs. 23,55,700/- Total= Rs.70,65,700/-		
	DD no. and date	1. 512896 dated 06.09.2021 2. 512897 dated 06.09.2021 3. 502238 dated 05.06.2024 4. 502239 dated 05.06.2024		
	Name of the bank issuing	ICICI Bank		
	Earlier Processing fee paid at the time of 52.275 acres which is to be forfeited	211549.6065*10= Rs 21,15,497/-		
	Amount to be paid	Rs. 70,65,700- Rs 21,15,497 = Rs. 49,50,203/-		
	Deficient amount	Nil (Rs. 49,50,203-Rs.47,34,357= Rs. 2,15,846/-) paid excess		
22.	File Status	Date		
	Project received on	06.06.2024		
	Notice dispatched on	03.07.2024		
	1 <sup>st</sup> Hearing	01.07.2024(Adjourned)		
	First reply submitted on	08.07.2024		
	2 <sup>nd</sup> hearing	15.07.2024		
	Second reply submitted on	19.07.2024		
	Third reply submitted on	24.07.2024		

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Act No. 16 of 2016 Passed by the Parliament

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<p>23.</p>	<p><b>Case history-</b></p> <p>The promoter i.e., M/s Adhikaansh Realtors Pvt. Ltd. has applied on dated 06.06.2024 for registration of their affordable plotted colony under DDJAY namely "DDJAY Residential Plotted Colony" located at Sector 89, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016. The project namely "DDJAY Residential Plotted Colony" located at sector 89 having license no 32 of 2021 dated 03.07.2021 valid up to 02.07.2026 for an area admeasuring 52.275 acres was registered with the Authority vide RC no 68 of 2021 dated 25.10.2021 valid up to 31.10.2024. Further, DTCP has grant an additional license i.e., 102 of 2022 dated 06.01.2022 valid up to 05.01.2027 in favour of M/s Adhikaansh Realtors Pvt. Ltd. on the land admeasuring 5.125 acres in addition to license no 32 of 2021 dated 03.07.2021. The promoter has requested for supersession of the earlier registration certificate issued and the completion date of the earlier area i.e., 52.275 acres is 30.10.2024. On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter via notice no. HARERA/GGM/RPIN/759 dated 03.07.2024.</p> <p><b>Proceedings dated 01.07.2024</b> The matter was adjourned to 15.07.2024.</p> <p><b>Proceeding dated: 15.07.2024</b></p> <p>Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. Abhijeet Singh (AR) and Sh. Manik Sharma (AR) are present on behalf of the promoter.</p> <p>The AR states that the application submitted for registration of 57.40 acres including area under additional license no. 102 of 2022 dated 27.07.2022 admeasuring 5.125 acres and requests that the already registered area i.e., 52.275 acres having registration certificate no. 68 of 2021 dated 25.10.2021 valid upto 31.10.2024 may be superseded and a new registration certificate for total area may be granted. The license no. 32 of 2021 dated 03.07.2021 admeasuring 52.275 acres and 102 of 2022 dated 27.07.2022 admeasuring 5.125 acres was issued in the name of M/s Adhikaansh Realtors Pvt. Ltd. and M/s Aawam Residency Pvt. Ltd. in collaboration with M/s Adhikaansh Realtors Pvt. Ltd. by DTCP, Haryana. The AR further states that the no sale of the plots has been made by the promoter as floorwise sale of residential floors on the said plots is undertaken which is already registered with the authority vide RC no. 70 of 2021 valid upto 30.09.2025.</p> <p>The authority observed that instead of supersession of already granted registration certificate, the applicant can be granted a new RC for 5.125 acres only for which DTCP has granted additional license. The promoter has submitted the written consent of more than 2/3rd of total number of allottees for changes in respect of approved layout plan and earlier registered project. A public notice of 10 days inviting objections if any from the existing allottees shall be issued in three newspapers of Hindi and English, which have wide circulation, along with rectification of other deficiencies.</p> <p>Further, the promoter is directed to amend the above application for the area of additional license admeasuring 5.125 acres granted by DTCP on 27.07.2022 and file the separate application for amendment of registration certificate no. 68 of 2021 which will be dealt separately by the authority. The matter to come up on 29.07.2024.</p> <p>The promoter has submitted a reply dated 19.07.2024 a copies of public notice published in two newspapers i.e., The Tribune and Dainik Tribune dated 17.07.2024 in the authority. No objection has been received in the authority till 29.07.2024.</p>		
<p>24.</p>	<table border="1"> <tr> <td data-bbox="188 1832 667 1939"> <p><b>Present compliance status as on 29.07.2024 of deficient</b></p> </td> <td data-bbox="667 1832 1516 1939"> <p>1. The annexure in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> </td> </tr> </table>	<p><b>Present compliance status as on 29.07.2024 of deficient</b></p>	<p>1. The annexure in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p>
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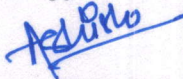

<p><b>documents as conveyed vide hearing dated 15.07.2024</b></p>	<p><b>Status:- Not done</b></p> <p>2. Corrections marked on the hard copy of online DPI need to be done. <b>Status:- Not done</b></p> <p>3. As layout plan is revised due to addition of area 5.125 acres the prior written consent from 2/3rd allottees of the project needs to be submitted. <b>Status: - The promoter has submitted the written consent of 1321 allottees out of 1955 which is more than 2/3rd of total number of allottees.</b></p> <p>4. Copy of mutation, jamabandi and aks shijra duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted. <b>Status:- Submitted</b></p> <p>5. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. <b>Status:- Submitted</b></p> <p>6. Land title search report needs to be submitted. <b>Status:- Submitted</b></p> <p>7. Copy of information to revenue department regarding entry of license in the revenue record needs to be submitted. <b>Status:- Submitted</b></p> <p>8. REP-II needs to be submitted. <b>Status:- Submitted</b></p> <p>9. PERT chart of the proposed project needs to be submitted. <b>Status:- Submitted</b></p> <p>10. Copy of project report along with brochure of current project and project photos need to be submitted. <b>Status:- Submitted</b></p> <p>11. GST certificate of Aawam Residency Pvt Ltd along with COI of the Adhikaansh Realtors Pvt Ltd. needs to be submitted. <b>Status:- Submitted</b></p> <p>12. REP I and DPI needs to be revised for the costing and financial details. <b>Status:- Submitted</b></p> <p>13. Cost of the land needs to be clarified according to the area applied for the registration. <b>Status:- Submitted</b></p> <p>14. Repayment Schedule, Loan Sanction as well as NOC from the lender needs to be submitted as land is encumbered. <b>Status: - Loan Sanction agreement Submitted. As per loan sanction agreement. Company may request Debenture Trustee in writing to issue No Objection Certificate.</b></p> <p>15. Bank Undertaking needs to be submitted. <b>Status:- Revised</b></p> <p>16. CA certificate regarding non default in payments and no-dues in respect of statutory payment needs to be submitted. <b>Status:- Submitted</b></p> <p>17. CA certificate for the expenditure incurred &amp; to be incurred needs to be submitted.</p>
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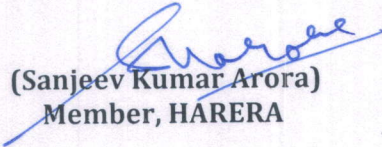


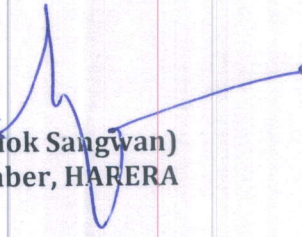
	<p><b>Status:- Submitted</b> 18. CA certificate for Net worth of promoter needs to be submitted. <b>Status:- Submitted</b> 19. CA certificate for REP I needs to be submitted. <b>Status:- Submitted</b> 20. Statement of quarterly expenditure needs to be submitted. <b>Status:- Submitted</b> 21. Statement of quarterly source of funds needs to be submitted. <b>Status:- Submitted</b> 22. Quarterly Net Cash Flow statement needs to be submitted. <b>Status:- Submitted</b></p>
<b>Remarks</b>	<p>1. The annexure in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 2. Corrections marked on the hard copy of online DPI need to be done.</p>
<p><b>Recommendation:</b> - 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 corrected copy of DPI and REP-1(A to H).</p> <p> (Ashish Dubey) Chartered Accountant</p> <p> (Prachi Singh) Planning Executive</p>	

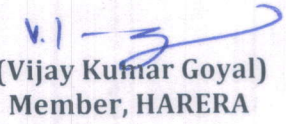
<b>Day and Date of hearing</b>	Monday and 29.07.2024
<b>Proceeding recorded by</b>	Sh. Ram Niwas

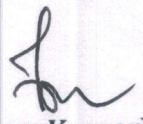
### PROCEEDINGS OF THE DAY

Proceedings dated 29.07.2024.  
Ms. Prachi Singh, Planning Executive briefed the facts of the project.  
Sh. Abhijeet Singh (AR) and Sh. Manik Sharma (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

