

Project - Emperium Premio
Promoter - M/s Emperium Infrastructure Pvt. Ltd.
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Emperium Premio	
2.	Name of the promoter	M/s Emperium Infrastructure Pvt. Ltd. (Joint Developer Company)	
3.	Nature of the project	Group Housing.	
4.	Location of the project	Sector- 37C, Gurugram.	
5.	Legal capacity to act as a promoter	Joint Developer	
6.	Name of the license holder	Jubilant Malls Pvt. Ltd. Goldman Malls Pvt. Ltd.	
7.	Collaborator	M/s ALM Infotech City Pvt. Ltd.	
8.	Joint Developer	M/s Emperium Infrastructure Pvt. Ltd.	
9.	Status of project	Ongoing	
10.	Whether registration applied for whole	One go (3.7880 acres as a change of developer)	
	Phase no.	N/A	
11.	Online application ID	RERA-GRG-PROJ-1651-2024	
12.	License no.	13 of 2008 dated 31.01.2008 for 15.4829 acres	Valid up to 30.01.2025.
		96 of 2010 dated 03.11.2010 for 1.36 acres	Valid up to 02.11.2025
		118 of 2011 dated 26.12.2011 for 4.337 acres	Valid up to 25.12.2024
13.	Total licensed area	21.1804 acres	Area to be registered 3.7880 acres
14.	Projected completion date	31.03.2030.	
15.	QPR Compliances (if applicable)	Not Submitted for RC no 62 of 2017.	
16.	4(2)(I)(D) Compliances (if applicable)	Not Submitted for RC no 62 of 2017.	
17.	4(2)(I)(C) Compliances (if applicable)	N/A	
18.	Status of change of bank account	N/A	
19.	Details of proceedings pending against the project i.e., 62 of 2017 (ILD Grand Centra (Tower-1)	1.RERA-GRG 5093-2022 Compliance of section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016. Pending - All annual audit reports u/s 4(2)(I)(D) 2. RERA-GRG 2930-2022 Show cause notice for non-submission of quarterly progress report. Pending - All QPR. 3. RERA-GRG 2875-2022 and 2874-2022 Violation of 4(2)(I)(c). (Not applied) 4. RERA-GRG 5252-2019 A-H and QPR.	



20.	RC Conditions Compliances (if applicable)	N/A		
21.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	i)	License Approval	13 of 2008 dated 31.01.2008 for 15.4829 acres	30.01.2025.
			96 of 2010 dated 03.11.2010 for 1.36 acres	02.11.2025.
			118 of 2011 dated 26.12.2011 for 4.337 acres	25.12.2024
	ii)	Zoning Approval Plan		
	iii)	Building Approval plan	ZP-370/AD(RA)/2015/18145 dated 21.09.2015	20.09.2025
	iv)	Environmental Clearance	Not Submitted.	
	v)	Airport height clearance	PALM/NORTH/B/120120/513501 dated 03.12.2020	13.09.2031
	vi)	Revised Fire scheme approval	Not Submitted.	
	vii)	Revised Service plan and estimate approval	LC-1387-JE(VA)/2016/17679 dated 23.08.2016 for 21.1804 acres.	
22.	Fee Details			
	Registration Fee	Residential	25690.45 x 1.75 x 10	=Rs. 4,49,583/-
	Processing Fee		25690.45 x 10	=Rs. 2,56,905 /-
	Late Fee		N/A	
	Total Fee		Rs. 7,06,488/-	
	Online amount		Rs. 7,07,000 /-	
	Online transactions		INF/INFT/036138109361/36760956 dated 01.05.2024. (S95302549)	
	Name of the bank issuing		ICICI Bank	
	Deficient amount		7,07,000 - 7,06,488 = - 512/-	NIL
23.	File Status	Date		
	File received on	20.05.2024		
	First notice Sent on	06.06.2024		
	First hearing on	10.06.2024		
	Documents submitted on	14.06.2024		



	Documents submitted on	19.06.2024
	Second hearing on	24.06.2024
	Documents submitted on	04.07.2024
24.	Case History:	<p>The Promoter M/s Emperium Infrastructure Pvt. Ltd. who is a joint developer company applied for the registration of real estate group housing colony namely "Emperium Premio" located at Sector- 37C, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 dated 20.05.2024 and RPIN- 750. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1651-2024. The project area for registration is 3.7880 acres granted under License no - 13 of 2008 dated 31.01.2008 for 15.4829 acres which is valid upto 30.01.2025.</p> <p>This application is for registration of Group Housing Colony measuring an area of 3.7880 acres for which the license 13 of 2008 dated 31.01.2008 valid up to 30.01.2025 for 15.4829 acres. has been issued by DTCP in favour of Jubilant Malls Pvt. Ltd. and Goldman Malls Pvt. Ltd.</p> <p>Note - The area applied for registration i.e., 3.7880 acres located at sector 37-C (falling in license no 13 of 2008 dated 31.01.2008 valid up to 30.01.2025 for 15.4829 acres) was registered with the Authority vide RC no 62 of 2017 dated 17.08.2017 valid up to 16.02.2020 in name of "ILD Grand Centra (Tower-1)" being developed by M/s ILD Millenium Pvt. Ltd.</p> <p>After that, change of developer permission is given in favour of, M/s Emperium Infrastructure Pvt. Ltd. (Joint Developer Company) vide memo no LC-1387-II-JE(SK)-2024/11643-48 dated 09.04.2024 for an area admeasuring 3.788 acres out of total licensed area measuring 15.4829 acres. Now, the joint developer company i.e., M/s Emperium Infrastructure Pvt. Ltd. has applied for registration of project u/4 of the RERA Act, 2016.</p> <p>The application for registration of Group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/750 dated 06.06.2024 was issued to the promoter with an opportunity of being heard on 10.06.2024.</p> <p>Proceedings dated 10.06.2024.</p> <p>Due to non-submission of reply the matter is adjourned to 01.07.2024. On the request of promoter for early hearing, the matter is fixed for early hearing i.e., 24.06.2024.</p> <p>Proceedings dated: 24.06.2024.</p> <p>Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Ravinder Saund (Director), Sh. Hardeep Singh (Director), Sh. Sumit Agarwal (AR) and Sh. Prateek (AR) are present on behalf of the promoter.</p> <p>The promoter stated that they have applied for registration as per the directions of the Hon'ble Delhi High Court order dated 18.10.2023 and further change of developer to M/s Emperium Infrastructure Pvt. Ltd. was approved by DTCP, Haryana vide memo no LC-1387-II-JE(SK)-2024/11643-48 dated 09.04.2024 for an area admeasuring 3.788 acres out of total licensed area measuring 15.4829 acres.</p> <p>The promoter further stated that there are total 216 units in Tower-A for which the registration is under consideration and out of 216 units 67 units had been sold by M/s ILD Millenium Pvt. Ltd. previously. In these 67 units, 20 have been settled by M/s ILD Millenium Pvt. Ltd., proof of which will be submitted in the Authority. The remaining 47 sold units will also be settled within two weeks' time.</p>



	<p>Keeping in view of the above, Authority decided that ten days' notice to be issued in two English and one Hindi newspapers for inviting objections if any, of the existing allottees of the project registered with the Authority vide RC no 62 of 2017 dated 17.08.2017 valid up to 16.02.2020 in name of "ILD Grand Centra (Tower-1)" being developed by M/s ILD Millenium Pvt. Ltd. Further, the promoter is also directed to submit the settlement deeds of all the existing allottees in the Authority.</p> <p>The matter to come up on 08.07.2024.</p> <p>The promoter has submitted the copy of three newspapers in which public notice was issued namely "The Tribune", "The Times of India" and "Dainik Bhaskar" dated 27.06.2024.</p> <p>Further, the promoter has submitted the settlement list of 27 allottees out of existing 67 allottees.</p>
<p>25. Present compliance status as on 08.07.2024 of deficient documents as observed during the last hearing dated 24.06.2024</p>	<ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded mentioned above need to be submitted in PDF format of size less than 5 mb each. Status - Submitted but needs to be revised. 2. Corrections in online detailed project information need to be done. Status - Submitted but needs to be revised. 3. As the existing area of land which is applied was registered with the Authority vide RC no 62 of 2017 dated 17.08.2017 and there is change of developer in the name of M/s Emperium Infrastructure Pvt. Ltd., same needs to be clarified. Status - The promoter stated that as per the Hon'ble High Court of Delhi, order dated 18.10.2023 {clause 7(1)} the promoter has applied for RERA registration. 4. Legal capacity of the promoter needs to be clarified as M/s Emperium Infrastructure Pvt. Ltd. is a joint developer company in COD. Status - The promoter stated that, the name of M/s Emperium Infrastructure Pvt. Ltd. was approved by DTCP Haryana vide approval Memo no LC-1387-II-JE(SK)-2024/11643-48 dated 09.04.2024 for an area admeasuring 3.788 acres out of total licensed area measuring 15.4829 acres. 5. List of existing allottees in the project namely "ILD Grand Centra (Tower 1)" developed by M/s ILD Millenium Pvt. Ltd. needs to be submitted. Status - Submitted (The promoter has submitted a list of 67 allottees). 6. Copy of 2/3rd consent of existing allottees in the project namely "ILD Grand Centra (Tower-1)" needs to be submitted. Status - Not submitted (The promoter stated that out of 67 allottees 20 have been settled). 7. Environmental clearance needs to be submitted. Status - Not submitted. 8. Copy of revised approved fire scheme needs to be submitted. Status - Not submitted and applied on 20.05.2024. 9. Mining permission needs to be submitted. Status - Submitted. 10. Mutation certified on latest dates needs to be submitted.

	<p>Status - Submitted.</p> <p>11. Forest NOC needs to be submitted.</p> <p>Status - Submitted.</p> <p>12. Approval NOCs from the various agencies for connecting external services like, storm water drainage, water supply, road access permission needs to be submitted.</p> <p>Status - Submitted for water supply only and regarding storm water drainage the promoter has submitted permission/NOC for construction of Rainwater harvesting structure.</p> <p>13. PERT chart on A-1 Size needs to be submitted.</p> <p>Status - Submitted.</p> <p>14. Draft allotment letter, draft BBA and draft Conveyance deed needs to be revised.</p> <p>Status - Submitted.</p> <p>15. REP-II needs to be revised as OC date mentioned is 01.01.2019.</p> <p>Status - Submitted.</p> <p>16. Memorandum of Association needs to be submitted.</p> <p>Status - Submitted.</p> <p>17. Details of loan from Financial Institution or banks amounting Rs 5000 lakhs & from equity by promoter amounting Rs 2500 lakhs as mentioned in the DPI needs to be submitted.</p> <p>Status - Details submitted as per the revised DPI.</p> <p>18. REP -1 (A-H) needs to be revised as details are not filled in Part-C (Quarterly Costing details).</p> <p>Status - Submitted.</p> <p>19. Cost of the land i.e., Rs 1948.21 lakhs needs to be clarified according to the area applied for the registration is 3.7880 acres.</p> <p>Status - Clarification given that lump sum amount of Rs 25cr paid including IDC, EDC and licensed fees for the land.</p> <p>20. CA Certificate for expenditure to be incurred needs to be submitted.</p> <p>Status - Submitted.</p> <p>21. Statement of quarterly expenditure, Statement of quarterly source of funds and Quarterly Net Cash Flow statement needs to be revised as it should be on letter head of company.</p> <p>Status - Submitted.</p> <p>22. CA certificate for details in REP-1 needs to be submitted.</p> <p>Status - Submitted.</p> <p>23. Project Report needs to be submitted.</p> <p>Status - Submitted.</p> <p>24. As per Development Rights Agreement, land is encumbered, loan sanction agreement along with NOC from lender needs to be submitted.</p> <p>Status - The promoter stated that, the payments are made as per the Hon'ble Delhi High Court order.</p> <p>25. Board resolution duly acknowledged for operation of bank account needs to be submitted.</p>
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		<p>Status - Submitted.</p> <p>26. Project ILD Grand Centra by promoter ILD Millennium Pvt Ltd registered u/s 4 having RC no. 62 of 2017 and registered area of 3.6372 acres having license number 13 of 2008 has not submitted any QPR and annual return u/s 4(2)(L)(d). Status - The promoter stated that, as per Hon'ble Delhi High Court order, project has been taken up now and further they will comply all the Compliances of the Authority.</p> <p>27. CA certificate of the inventory details of the project already registered. Status - Submitted.</p>
26.	Remarks	<p>1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded mentioned above need to be submitted in PDF format of size less than 5 mb each.</p> <p>2. Corrections in online detailed project information need to be done.</p> <p>3. Copy of 2/3rd consent of existing allottees in the project namely "ILD Grand Centra (Tower-1)" needs to be submitted.</p> <p>4. Environmental clearance needs to be submitted.</p> <p>5. Copy of revised approved fire scheme needs to be submitted.</p>

Ashish Dubey

Ashish Dubey
Chartered Accountant

Shashank Sharma

Shashank Sharma
Associate Engineer Executive

Day and Date of hearing

Monday and 08.07.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 08.07.2024.

Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey, CA briefed about the facts of the project.

Sh. Ravinder Saund (AR), Sh. Hardeep Singh (AR), Sh. Sumit Agarwal (AR) and Sh. Prateek Jangra (AR) are present on behalf of the promoter and requested for two weeks time for compliance of deficiencies including submission of consents from 2/3rd allottees as per the record at the time of taking over of possession of the project in pursuance of the order of Hon'ble Delhi High Court.

The matter to come up on 22.07.2024.

(Sanjeev Kumar Arora)
(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
(Arun Kumar)
Chairman, HARERA