



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Street Drive 93

RERA-GRG-PROJ-1538-2024

**Hearing brief for project registration u/s 4**

S.No.	Particulars	Details	
1.	Name of the project	Street Drive 93	
2.	Name of the promoter	M/s Gganbu Land Pvt. Ltd.	
3.	Nature of the project	Commercial (Distinct Commercial Component of DDJAY Plotted Colony)	
4.	Location of the project	Sector- 93, Gurugram	
5.	Legal capacity to act as a promoter	Needs to be clarified – Joint development agreement	
6.	Name of license holder	M/s Ora Land & Housing Pvt. Ltd.	
7.	Name of Conveyance Deed holder	Sh. Maninder Singh & Sh. Prem Singh	
8.	Status of project	New	
9.	Whether registration applied for whole/phase	Whole Project	
10.	Completion date as mentioned in REP-II	31.12.2028	
11.	Online application ID	RERA-GRG-PROJ-1538-2024	
12.	License no.	108 of 2022 dated 05.08.2022 33 of 2023 dated 16.02.2023	Valid up to 04.08.2027 Valid upto 15.02.2028
13.	Total licensed area	15.7Acres	Area to be registered 0.61 acres (2499.65 sqm)
14.	QPR Compliances	N/A	
15.	4(2)(I)(D) Compliances	N/A	
16.	4(2)(I)(C) Compliances	N/A	
17.	Status of change of bank account (if applicable)	N/A	
18.	Details of proceedings pending against the project	N/A	
19.	RC Conditions Compliances	N/A	
20.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	04.08.2027
		108 of 2022 dated 05.08.2022 33 of 2023 dated 16.02.2023	15.02.2028
	ii)	Conveyance Deed Details	N/A
		vide no. 3203 dated 28.07.2023 vide no. 8377 dated 28.11.2023	
	iii)	Zoning Plan Approval	N/A
		DRG No. DGTCP 9499 dated 21.08.2023	
	iv)	Building Approval plan	22.11.2025
		Memo no. 7514 dated 23.11.2023	
	v)	Environmental Clearance	N/A
		N/A	N/A
	vi)	Fire scheme approval	21.01.2026
		Memo no. FS/2024/116 dated 22.01.2024	





	vii) Service plan and estimate approval	N/A
21.	Fee details	
	Registration fee	4374.39 * 1.75* 20 = Rs 1,53,104/-.
	Processing fee	4374.39 * 10 = Rs 43,744/-
	Late fee	N/A
	Total	Rs. 1,96,848/-
22.	DD amount	Rs. 1,51,000/- Rs 45,848/-
	DD no. and date	062377 dated 19.01.2024 062462 dated 27.02.2024
	Name of the bank issuing	ICICI Bank
	Deficient amount	Nil
23.	File Status	Date
	File received on	30.01.2024
	First hearing on	19.02.2024
	First notice Sent on	23.02.2024
	Second hearing on	27.03.2024
	3 <sup>rd</sup> hearing on	15.04.2024
	4 <sup>th</sup> hearing on	29.04.2024
	5 <sup>th</sup> hearing on	27.05.2024
	6 <sup>th</sup> hearing on	08.07.2024
	7 <sup>th</sup> hearing on	29.07.2024
	8 <sup>th</sup> hearing on	23.08.2024
9 <sup>th</sup> hearing on	16.09.2024	
23.	Case History: -	
	<p>The Promoter M/s Gganbu Land Pvt. Ltd. who is a collaborator <b>(To be clarified)</b> applied for the registration of real estate commercial colony (Distinct Commercial Component of DDJAY Plotted Colony) namely "Street Drive 93" located at Sector-93, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 65522 dated 30.01.2024 and RPIN-706. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1538-2024. The project area for registration is 0.61 acres (2499.65 sqm) commercial part of that of the licensed area i.e., 15.7 acres vide License no -108 of 2022 dated 05.08.2022 valid upto 04.08.2027 and 33 of 2023 dated 16.02.2023 valid upto 15.02.2028 (For DDJAY Plotted Colony).</p> <p><b>It is noted that the two conveyance deeds vide no. 3203 dated 28.07.2023 for area measuring 2472.15 sqm and vide no. 8377 dated 28.11.2023 for area measuring 27.5 sqm (total area measuring 2499.65 sqm) have been executed in favor of Sh. Maninder Singh &amp; Sh. Prem Singh. The building plans and fire scheme has been approved in the name of Sh. Maninder Singh &amp; Sh. Prem Singh. Further a joint development agreement has been executed between Sh. Maninder Singh &amp; Sh. Prem Singh and M/s Gganbu Land Pvt Ltd registered vide no. 9010 dated 18.12.2023. Based on this agreement M/s Gganbu Land Pvt Ltd had applied for registration of project.</b></p> <p>The application for registration of project is under scrutiny and 1st deficiency notice is to be issued to the promoter. The opportunity of hearing is scheduled on 19.02.2024.</p> <p><b>On 19.02.2024, Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project. The application submitted by the promoter is being scrutinized by the</b></p>	





concerned official, and 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.

Deficiency notice vide no. HARERA/GGM/RPIN/706 dated 23.02.2024 was issued to the promoter. The promoter has submitted the reply against the same on 01.03.2024 and 06.03.2024 which have been scrutinized and as per the approval of authority, the matter is fixed for hearing on 27.03.2024.

**On 27.03.2024**, Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project. Sh. Musolani (Director) is present on behalf of the applicant promoter company. The Joint Development Agreement executed with the landowners has a clause for termination of the agreement by the developer if there is title defect. The applicant to submit an unconditional and irrevocable agreement along with the bank account to be in the name of the project and not a company. The office to also examine the status of validity of RC in respect of the colony of which the above commercial component is a distinct part. Further the office to examine the documents and reply being submitted today. The landowners who have entered into above joint development agreement to also attend the next hearing in person to confirm the JDA and allocation of the units made in their favor by the JDA holder. The matter to come up on 15.04.2024.

**This project is distinct commercial component of DDJAY plotted colony registered vide RC no. 55 of 2023 dated 17.04.2023 valid till 31.03.2027. The registration was granted conditional for submission of approved zoning plan and approved service plan & estimates within three months of registration and also to submit BG/DD as a security amount to submit the same but the promoter failed to comply with the conditions of registration certificate. Accordingly, the registration of DDJAY plotted colony is suspended. The QPR's in respect of project are already submitted by the promoter.**

The promoter has submitted reply on 29.03.2024 & 09.04.2024 which have been scrutinized and the deficiencies conveyed to the promoter.

**On 09.04.2024, the security amount of Rs. 25 lakhs in respect of the approved zoning plan and approved service plan and estimates have been submitted.**

**On 15.04.2024**, Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project. Sh. Musolani (Director) and Sh. Maninder Singh (Land Owner) are present on behalf of the promoter. The AR seeks one week time to submit the registered addendum agreement revoking the termination clause in earlier joint development agreement along with other deficit documents. The matter to come up on 29.04.2024.

The promoter has submitted reply on 24.04.2024 which have been scrutinized and the deficiencies conveyed to the promoter.

**On 29.04.2024**, Sh. Sumeet, Engineering Officer and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the project. Sh. Musolani (AR) is present on behalf of the promoter. It is observed that the registration of the project in which the present registration is being sought is under suspension on account of failure to comply with the conditions mentioned in registration certificate in the prescribed time. Further, the Joint Development Agreement executed between the parties is not





irrevocable for which the AR of the promoter seeks three weeks' time to submit the same. The promoter is also directed to clearly specify the sharing basis between the collaborator and the land owner distinctly marked on the plan and signed by both the parties along with submission of deficit documents. The matter to come up on 27.05.2024.

**On 27.05.2024**, Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project. Sh. Musolani (Director) is present on behalf of the promoter. The AR of the promoter states that reply to the deficiencies has been submitted on 24.05.2024. The office to examine the same. Further, the registration of the project in which the present registration is being sought is still under suspension on account of failure to comply with the conditions mentioned in registration certificate in the prescribed time. The AR seeks four weeks' time for necessary compliances. The matter to come up on 08.07.2024.

**On 08.07.2024**, Ms. Deepika, Planning Executive and Sh. Ashish, Chartered Accountant briefed about the facts of the project. Sh. Musolani (Director) is present on behalf of the promoter. The promoter of the plotted colony has not yet submitted the approved service plan estimates and project registration is under suspension. M/s Ora land and Housing Pvt. Ltd. be issued a SCN as to why the bank account should not be frozen and public notice for stopping further sale in the project be not issued. The Director of M/s Ora land and Housing Pvt. Ltd. to remain present in the next date of hearing along with approved service plan and estimates. The matter to come up on 29.07.2024.

**On 29.07.2024**, The matter is adjourned and to come up on 23.08.2024.

With respect to the hearing of non-compliance of conditions of registration certificate held on 08.08.2024, the authority directed to forfeit the security amount of Rs. 25 lakhs each and further directed to submit the approval of service plans & estimates within a period of 30 days failing which penal action may follow. The order of suspension of the registration certificate is also revoked.

**On 23.08.2024**, Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project. None is present on behalf of the promoter. The case for non-submission of approved SPE of the colony, in which the project is situated, is still pending and fixed for 12.09.2024. Therefore, the above case will be heard thereafter. The matter to come up on 16.09.2024.

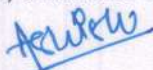
The status of the documents is mentioned below.

<b>24. Present compliance status as on 16.09.2024 of the deficiencies conveyed in last hearing dated 23.08.2024</b>	<ol style="list-style-type: none"><li>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. Status: Needs to be corrected</li><li>2. Online DPI needs to be corrected. Status: Needs to be corrected</li><li>3. No permission of DTCP regarding recognition of applicant promoter as a developer submitted, which be attached. Status: Not submitted.</li><li>4. Collaboration agreement/Joint development agreement needs to be clarified (Revocable clause) as there is termination clause. <b>Status: Promoter submitted amendment agreement to JDA wherein agreement pertaining to the developer's right to terminate the agreement has been removed and inserted the irrevocable clause in JDA.</b></li><li>5. A list of units allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties and marked on the approved layout plan needs to be submitted.</li></ol>
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	<p>Status: <b>Submitted the signed copy of list of units. Allocation of share on demarcated on plan duly signed by both landowner and developer has been submitted.</b></p> <p>6. HUDA construction water NOC needs to be submitted.  <b>Status: Submitted</b></p> <p>7. Draft allottees documents i.e. application form &amp; conveyance deed needs to be revised.  <b>Status: Submitted</b></p> <p>8. Draft allottees documents i.e. allotment letter &amp; builder buyer agreement needs to be revised as per prescribed format.  <b>Status: Needs to be revised as per prescribed format</b></p>
<b>Remarks</b>	<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. No permission of DTCP regarding recognition of applicant promoter as a developer submitted, which be attached.</p> <p>4. Draft allottees documents i.e. allotment letter &amp; builder buyer agreement needs to be revised as per prescribed format.</p>

**Recommendation:** 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 has been submitted and found to be in order except the online A-H form, Online DPI & Draft allottees documents.



(Ashish Dubey)  
 Chartered Accountant

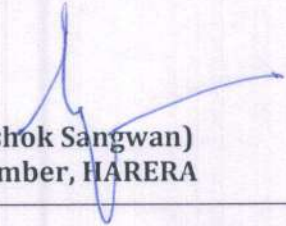


(Deepika)  
 Planning Executive


<b>Day and Date of hearing</b>	Monday and 16.09.2024
<b>Proceeding recorded by</b>	Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 16.09.2024,  
 Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.  
 Sh. Musolani (AR) is present on behalf of the promoter.  
 The suspension order for registration of the plotted colony in the name of M/s Ora Land & Housing Pvt. Ltd. has been revoked vide order of the Authority dated 08.08.2024 on submission of requisite BG by the licensee promoter. The legal capacity of the applicant is through a registered irrevocable collaboration agreement of a distinct commercial pocket measuring 0.61 acres and any sale/agreement shall be made by both the parties and both shall be jointly severally responsible. The other correction in form A to H and other deficiencies shall be rectified before issuance of registration certificate. All approvals have already been obtained as per above note.  
 Approved as above.



(Ashok Sangwan)  
 Member, HARERA



(Vijay Kumar Goyal)  
 Member, HARERA



