



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - Trevoc Royal Residences
RERA-GRG-1700-2024

Hearing brief for registration of Project u/s 4

| S.No | Particulars | Details | | |
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| 1. | Name of the project | Trevoc Royal Residences | | |
| 2. | Name of the promoter | M/s JHS Estate Pvt. Ltd. | | |
| 3. | Nature of the project | Group Housing | | |
| 4. | Location of the project | Sector-56, Gurugram | | |
| 5. | Legal capacity to act as a promoter | Land allotted by HSVP through LOI Endst No. ZO002/E0018/UE029/LALOT/0000000385 Dated 12.12.2023 | | |
| 6. | Name of the land owner | M/s JHS Estate Pvt. Ltd. | | |
| 7. | Status of project | New | | |
| 8. | Whether registration applied for whole | Whole | | |
| | Phase no. | Not applicable | | |
| 9. | Online application ID | RERA-GRG-1700-2024 | | |
| 10. | License no. | Land allotted by HSVP | | |
| 11. | Total licensed area | 2.059 acres | Area to be registered | 2.059 acres |
| 12. | Projected completion date | OC - 31.10.2029 CC - 06.02.2030 | | |
| 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 | Date of approval | Validity upto |
| | i) | License Approval | N/A | N/A |
| | ii) | Revised Zoning Plan Approval | Memo no. CTP/ DTP (PB)/SB/126192 dated 13.05.2024 | - |
| | iii) | Building plan Approval | Memo no. 806 dated 29.07.2024 | 28.07.2029 |



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| | iv) | Environmental Clearance | SEAC/HR/2024/085 dated 29.07.2024 | |
| | v) | Airport height clearance | PALM/NORTH/B/021424/917707 dated 26.02.2024 | 25.02.2032 |
| | vi) | Fire scheme approval | Memo no. 1086 dated 28.08.2024 | 27.09.2025 |
| | vii) | Service plan and estimate approval | Not Submitted (As land is allotted by HSVP) | |
| 20. | Fee Details | | | |
| | Registration Fee | | Residential- 31422.22*4.12*10= ₹ 12,94,595/- Commercial-2915.09*2.62*20= ₹ 1,52,751/- Total = ₹ 14,47,346/- | |
| | Processing Fee | | 34337.31*10= ₹ 3,43,373/- | |
| | Late Fee | | N/A | |
| | Total Fee | | ₹ 17,90,719/- | |
| 21. | RTGS amount | | ₹ 12,42,931/- ₹ 3,43,373/- ₹ 2,04,415/- | |
| | RTGS no. and date | | KKBKR52024072600618928 dated 26.07.2024 KKBKR52024072600607739 dated 26.07.2024 KKBKR52024082200841750 dated 22.08.2024 | |
| | Name of the bank issuing | | ICICI Bank | |
| | Deficient amount | | No deficit amount | |
| 22. | File Status | | Date | |
| | File received on | | 01.08.2024 | |
| | First notice Sent on | | 21.08.2024 | |
| | First hearing on | | 02.09.2024 | |
| 23. | Case History: | | | |
| | <p>The Promoter M/s JHS Estate Pvt. Ltd. who is a land owner (land allotted from HSVP) applied for the registration of real estate group housing colony namely "Trevoc Royal Residences" located at Sector- 56, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 76510 dated 01.08.2024 and RPIN-777. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-1700-2024. The project area for registration is 2.0594 acres under LOI Endst No. Z0002/EO018/UE029/LALOT/0000000385 Dated 12.12.2023.</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/777 dated 21.08.2024 was issued to the promoter with an opportunity of being heard on 02.09.2024.</p> <p>The status of the documents is mentioned below:</p> | | | |
| 24. | Present compliance status as on 02.09.2024 of deficient documents | | <p>1. Deficit fee of Rs. 2,04,415/- needs to be submitted. Status: Submitted vide RTGS No. KKBKR52024082200841750 dated 22.08.2024.</p> | |



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| <p>conveyed vide notice dated 21.08.2024.</p> | <ol style="list-style-type: none">2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted, but needs to be revised.3. Online DPI needs to be corrected. Status: Submitted, but needs to be revised.4. As per the allotment letter issued by HSVP, you have to obtain permission from HSVP for creating any right therein. The same needs to be obtained from concerned department and to be submitted in the authority. Status: Submitted5. Approved zoning plan needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Submitted6. Demarcation plan needs to be submitted. Status: Submitted7. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Promoter submitted the clarification stated that the group housing has been allotted to us through the process of E- auction by HSVP & is not a licensed group housing colony by DTCP. Also, no such condition imposed in the allotment letter, conveyance deed or BR-III by HSVP.8. Environment Clearance needs to be submitted. Status: Submitted9. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Submitted10. Approval NOCs from various agencies for connecting external services like road access permission, water supply, HUDA water construction, sewerage & storm water drainage needs to be submitted. Status: For Road access permission promoter stated that the GH-13 site is abutting 3 internal roads of sector 56, which are 10 mts. and 12 mts. wide respectively. Therefore, there is no need to take any separate approval for road access permission from HSVP. Whereas, the water supply, HUDA water construction, sewerage and storm water drainage approval NOCs from HSVP & GMDA has been submitted. |
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| | <p>11. Layout plan superimposed on the demarcation plan needs to be submitted. Status: Submitted</p> <p>12. Land title search report by advocate after incorporating the bar enrolment number needs to be submitted. Status: Submitted</p> <p>13. PERT chart needs to be revised. Status: Submitted</p> <p>14. Allottee related documents like Draft application form, Draft Allotment letter and Draft BBA needs to be revised. Status: Submitted</p> <p>15. Allottee related documents like Draft Conveyance Deed needs to be submitted. Status: Submitted</p> <p>16. Draft brochure and advertisement document needs to be submitted. Status: Submitted</p> <p>17. Mining Permission needs to be submitted. Status: Submitted</p> <p>18. REP-II needs to be revised. Status: Submitted</p> <p>19. As per land title search report dated 09.07.2024, the property is mortgaged with Vistara ITCL India Ltd. Loan sanction agreement along with NOC needs to be submitted. Status: Submitted</p> <p>20. Cost of land amounting Rs 14919.23 lakhs needs to be clarified for area i.e. 2.0594 acres applied for registration. Status: Submitted</p> <p>21. CA certificate for quarterly source of funds needs to be revised. Statement of quarterly expenditure and Quarterly Net Cash Flow statement needs to be submitted. Status: Submitted</p> <p>22. Independent Auditor Report along with financial statement needs to be submitted for the financial year 202-2021, 2021-22 and 2022-23. Status: Submitted</p> <p>23. Bank Undertaking and Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised. Status: Submitted</p> <p>24. Project report needs to be revised as land cost and other cost does not match with DPI.</p> |
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| | | <p>Status: Submitted</p> <p>25. REP 1 (A-H) and DPI needs to be revised as Master Account bank detail mentioned does not match with Bank Undertaking.</p> <p>Status: Not submitted</p> <p>26. Challan and Schedule of payment of IDC, EDC, License Fee paid for the project needs to be submitted along with undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be provided.</p> <p>Status: Submitted</p> <p>27. CA Certificate for non-default in repayment of dues and CA certificate for REP-1 (A-H) in original needs to be submitted.</p> <p>Status: Submitted</p> |
| 25. | Remarks | <p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p>Status: Promoter submitted the clarification stated that the group housing has been allotted to us through the process of E- auction by HSVP & is not a licensed group housing colony by DTCP. Also, no such condition imposed in the allotment letter, conveyance deed or BR-III by HSVP.</p> <p>4. Approval NOCs from various agencies for connecting external services like road access permission, water supply, HUDA water construction, sewerage & storm water drainage needs to be submitted.</p> <p>Status: For Road access permission promoter stated that the GH-13 site is abutting 3 internal roads of sector 56, which are 10 mts. and 12 mts. wide respectively. Therefore, there is no need to take any separate approval for road access permission from HSVP. Whereas, the water supply, HUDA water construction, sewerage and storm water drainage approval NOCs from HSVP & GMDA has been submitted.</p> <p>5. REP 1 (A-H) and DPI needs to be revised as Master Account bank detail mentioned does not match with Bank Undertaking.</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.

Ashish

Ashish Dubey

Chartered Accountant

Deepika

Deepika

Planning Executive

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| Day and Date of hearing | Monday and 02.09.2024. |
| Proceeding recorded by | Ram Niwas |

PROCEEDINGS OF THE DAY

Proceedings dated: 02.09.2024.

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

Sh. Guralp Chawla (Director), Sh. Harshit Batra (Advocate) & Sh. Harpal Chawla are present on behalf of the promoter.

Approved as proposed subject to the compliance of the above deficiencies. The requisite rectification in the A-H form and online DPI shall be made before issuance of RC.

(Signature)
(Ashok Sangwan)
Member, HARERA

v.i - 3
(Vijay Kumar Goyal)
Member, HARERA

(Signature)
(Arun Kumar)
Chairman, HARERA