

**PROJECT HEARING BRIEF FOR REGISTRATION U/S 4**

S.No	Particulars	Details
1.	Name of the project	Gokulam The Sanctuary
2.	Name of the promotor	M/s NB Buildcon Pvt. Ltd.
3.	Nature of the project	Residential Independent Floors
4.	Location of the project	Sector- 07, Sohna, Gurugram
5.	Legal capacity to act as a promoter	License Holder
6.	Name of the license holder	M/s NB Buildcon Pvt. Ltd.
7.	Whether registration applied for whole	Whole
8.	Status of project	New
9.	Online Application ID	RERA-GRG-1715-2024
10.	Date of completion of project as per REP-II/4(2)(I)(c)	OC: 31.03.2027 CC: 30.09.2027
11.	QPR Compliance (If applicable) of plotted colony RC no. 129 of 2022	Submitted – March 23 to June 24.
12.	4(2)(I)(d) Compliance (If applicable) of plotted colony RC no. 129 of 2022	Submitted – 2022-23 Pending – 2023-24
13.	Compliance of RC Conditions of plotted colony RC no. 129 of 2022	Zoning Plan-(Delay of 9 months) Service Plan and Estimates- (Delay of 7 months) Power line shifting NOC- (Delay of 11 months)
14.	License no.	168 of 2022 dated 21.10.2022
15.	Total licensed area	10.4125 acres
	Area to be registered	1.2616 acres
16.	Fee Details-	
	Registration Fee	5105.4690 * 2.64 * 2.64 * 10 = Rs. 3,55,831/-
	Processing Fee	5105.4690 x 10 = Rs. 51,055 /-
	Late Fee	N/A





	Total Fee		Rs. 4,06,886/-	
	Fees paid		Rs 2,40,000/- Rs 1,66,886/-	
	DD no. and date		555348 dated 09.08.2024 120038 dated 13.09.2024	
	Name of the bank issuing		ICICI Bank Federal Bank	
	Deficit fees		-	
17.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	168 of 2022 dated 21.10.2022	20.10.2027
	ii)	Zoning Plan Approval	9571 dated 06.09.2023	
	iii)	Building plan Approval	Email dated June 19,2024 from DTP(P), Gurugram dated 19.06.2024	15.06.2026
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	LC-4449-JE(DS)-2023/20684 dated 27.06.2023	
	viii)	Electricity load availability connection	Ch-II/SE/OP-II/Sohna/CCF-20 dated 15.02.2023	
18.	File Status		Date	
	Project received on		21.08.2024	
	First deficiency notice sent on		11.09.2024	
	First hearing on		14.10.2024	
19.	Case History:			
	An application regarding registration of residential floors projects namely "Gokulam The Sanctuary" situated at Sector- 07, Sohna, Gurugram Haryana being developed by M/s NB Buildcon Pvt. Ltd. was submitted on 21.08.2024 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration of S+3 floors over 35 plots within a project "Gokulam" by name "Gokulam The Sanctuary" is a part of the affordable residential plotted colony under DDJAY which falls under license no. 168 of 2022 for area admeasuring 10.4125 acres dated 21.10.2022 valid up to 20.10.2027 being issued in favour of M/s NB Buildcon Pvt. Ltd which got registered by the authority vide RC no. 129 of 2022 dated 23.12.2022 valid up to 31.08.2024.			





<p>On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter with an opportunity of hearing on 16.09.2024.</p> <p>On 16.09.2024, The matter is adjourned and to come up on 14.10.2024.</p>		
20.	<b>Deficiencies as observed in the scrutiny</b>	<ol style="list-style-type: none"> <li>The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. <b>Status: Submitted but needs to be revised.</b></li> <li>DPI needs to be corrected. <b>Status: Submitted but needs to be revised.</b></li> <li>Deficit Fee of Rs. 1,66,886/- needs to be submitted. <b>Status: Submitted</b></li> <li>Jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted. <b>Status: Submitted but needs to be revised</b></li> <li>Land title search report needs to be revised. <b>Status: Submitted but needs to be revised</b></li> <li>Project report along with brochure of current project and photos needs to be submitted. <b>Status: Submitted</b></li> <li>Road access permission and approval of storm water connection needs to be submitted. <b>Status: Not Submitted. Regarding road access, promoter states that Competent Authority has granted us license on the basis of existing approach i.e., 8 karam wide revenue rasta/public road constructed/black top and through from Sohna to Baluda.</b> <b>Approval of storm water connection is still pending.</b></li> <li>Approved service plans and estimates need to be submitted. <b>Status: Submitted</b></li> <li>Copy of power line shifting NOC need to be submitted. <b>Status: Submitted</b></li> <li>PERT Chart needs to be submitted. <b>Status: Submitted</b></li> <li>Draft documents i.e., BBA and allotment letter related to allottees needs to be revised. <b>Status: Submitted but needs to be revised</b></li> <li>Draft advertisement needs to be submitted. <b>Status: Submitted</b></li> <li>Clarification needs to be submitted for EDC and IDC not mentioned in DPI for the residential independent floors. <b>Status: Promoter states that Project Cost is non inclusive of EDC and IDC costing as there is no option to mentioned EDC, IDC costing in DPI format under residential floors.</b></li> </ol>





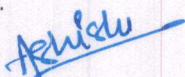
		<p>14. Financial resources mentioned in DPI needs to be revised and financial resources mentioned in DPI amounts to Rs 885 lakhs from equity by promoter needs to be submitted. <b>Status: Submitted</b></p> <p>15. Cost of land amounts Rs 341.05 lakhs needs to be clarified according to area i.e. 1.2616 acres applied for registration. <b>Status: Submitted</b></p> <p>16. Copy of TAN needs to be submitted. <b>Status: Submitted</b></p> <p>17. Bank Undertaking needs to be revised. <b>Status: Submitted but needs to be revised.</b></p> <p>18. REP-II needs to be revised. As per REP-II it is mentioned that land is free from all encumbrances whereas, promoter has taken loan on such land. NOC from Aditya Birla Housing Finance Ltd. needs to be submitted. <b>Status: Submitted but NOC from lender needs to be submitted</b></p> <p>19. CA Certificate for expenditure incurred &amp; to be incurred and CA Certificate for details in REP-1 needs to be submitted. <b>Status: Submitted</b></p> <p>20. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. <b>Status: Submitted</b></p> <p>21. Statement of quarterly expenditure, quarterly net cash flow statement and statement of quarterly source of funds needs to be submitted. <b>Status: Submitted but statement of quarterly expenditure needs to be revised.</b></p> <p>22. Project Report needs to be submitted. <b>Status: Submitted</b></p> <p>23. Original non encumbrance certificate needs to be submitted. <b>Status: Submitted</b></p>
21.	Remarks	<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 DPI needs to be corrected.</p> <p>3 Jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted.</p> <p>4 Land title search report needs to be revised.</p> <p>5 Road access permission and approval of storm water connection needs to be submitted.</p>



- 6 Draft documents i.e., BBA and allotment letter related to allottees needs to be revised.
- 7 Clarification needs to be submitted for EDC and IDC not mentioned in DPI for the residential independent floors.
- 8 Bank Undertaking needs to be revised.
- 9 REP-II needs to be revised. As per REP-II it is mentioned that land is free from all encumbrances whereas, promoter has taken loan on such land. NOC from Aditya Birla Housing Finance Ltd. needs to be submitted.  
Status: Submitted but NOC from lender needs to be submitted
- 10 Statement of quarterly expenditure, quarterly net cash flow statement and statement of quarterly source of funds needs to be submitted.

**Recommendations:**

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 the deficiencies pending in S. No. 21. It is recommended that the Authority may consider the grant of registration subject to the submission of above.



**Ashish Dubey**  
**Chartered Accountant**



**Nikita Mittal**  
**Planning Executive**

**Day and Date of hearing** Monday and 14.10.2024

**Proceeding recorded by** Sh. Ram Niwas

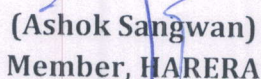
**PROCEEDINGS OF THE DAY**

Proceedings dated 14.10.2024.

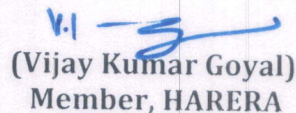
Ms. Nikita Mittal, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Sunil Mehta (AR) is present on behalf of the promoter.

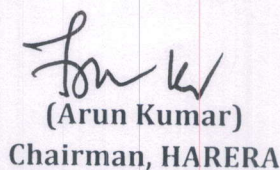
Approved as proposed subject to rectification/compliances as indicated above and submission of 4(2)(I)(D) report for 2023-24. The registration certification shall be issued after the above compliances.



**(Ashok Sangwan)**  
**Member, HARERA**



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



**(Arun Kumar)**  
**Chairman, HARERA**



