

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Promoter Name: M/s NB Buildcon Pvt. Ltd. Project Name: Gokulam The Sanctuary

PROJECT HEAR		ING 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 Buil	dcon Pvt. Ltd.	CALL DE LA CALL
7.	Whether registration applied for whole	Whole	ASA hate	sometiment. Evil
8.	Status of project	New		though the first
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)(l)(d) Compliance (If applicable) of plotted colony RC no. 129 of 2022	Submitted – Pending – 20		akada ali ya ali
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 valid up to 20.10.202		valid up to 20.10.2027
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	3,55,831/-
	Processing Fee	5105.4690 x 10 = Rs. 51,055 /-		
	Late Fee	N/A		Control of Control

New PWD Rest House, Civil Lines, Gurugram, Haryana

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	Total	Fee	Rs. 4,06,886/-			
	Fees paid		Rs 2,40,000/-			
	respectively of the thirthwest trees		Rs 1,66,886/-			
	DD n	o. and date	555348 dated 09.08.2024			
			120038 dated 13.09.2024			
	Name of the bank issuing Deficit fees		ICICI Bank			
			Federal Bank			
			-			
17.	Statu	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	apostoria respirati		
	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	starty ret		
	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 and in the system of the state of the s			
	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.					



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.

On 16.09.2024, The matter is adjourned and to come up on 14.10.2024.

20. Deficiencies as observed in the scrutiny

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: Submitted but needs to be revised.

2 DPI needs to be corrected.

Status: Submitted but needs to be revised.

- 3 Deficit Fee of Rs. 1,66,886/- needs to be submitted. **Status: Submitted**
- 4 Jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted.

 Status: Submitted but needs to be revised
- 5 Land title search report needs to be revised.
 Status: Submitted but needs to be revised
- 6 Project report along with brochure of current project and photos needs to be submitted.

Status: Submitted

7. Road access permission and approval of storm water connection needs to be submitted.

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.

Approval of storm water connection is still pending.

8. Approved service plans and estimates need to be submitted.

Status: Submitted

- 9. Copy of power line shifting NOC need to be submitted. **Status: Submitted**
- 10. PERT Chart needs to be submitted.

Status: Submitted

11. Draft documents i.e., BBA and allotment letter related to allottees needs to be revised.

Status: Submitted but needs to be revised

12. Draft advertisement needs to be submitted.

Status: Submitted

residential floors.

13. Clarification needs to be submitted for EDC and IDC not mentioned in DPI for the residential independent floors.

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

Email: hareragurugram@gmail.com, reragurugram@gmail.com, Website: www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विकास) अधिनियमप् 2016की धारा 20के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



S 19 11		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.
la maria	9 problem or en	Status. Submitted
	하게 되면 되었는데 되었다며 살아보다 하게 되었다면 하게 되는데 하는데 하다.	15. dost of land amounts its 541.05 laking needs to be
	Pales and el spoon at	registration.
	어떻게 했다. 아이들은 사용에서 사용하는 사용에서 사용하는 가는 것은 집에 가지 않는데 없다.	Status: Submitted
	it needs to be revised:	as sopy of this needs to be sublimited.
	Bandle of otebane - as8.	Status. Submitted
		17. Bank Undertaking needs to be revised.
	ted by restable something being	otatasi submitted but needs to be revised.
	Market 56 or classification	in heeds to be revised. As per KEF-II it is mentioned
	September of all shoon to	and is free from all encumbrances whereas.
	abstract with a hour n	promoter has taken loan on such failu. NOC from Aditya
	TRANSCOR OF RESPECT	brid Hodsing I marice Ltd. fleeds to be submitted.
	Section to entire the discount of the section of th	submitted such the submitted submitt
		19. CA Certificate for expenditure incurred & to be incurred
	Blaz ib lisver by a time mai	and CA Certificate for details in REP-1 needs to be
	las para la	submitted.
10 154	Small mertherman beet	Status: Submitted
	Hodran rasinalina i det	20. Challan and Schedule of payment of IDC, EDC, License
-	and the art of each of our	Fee, Conversion fees paid for the project needs to be
	distributed below a	submitted.
1.42.71	and something the con-	Status: Submitted
		21. Statement of quarterly expenditure, quarterly net cash
	Title is a sit bodes passes and a second sec	flow statement and statement of quarterly source of funds needs to be submitted.
		Status: Submitted but statement of quarterly expenditure needs to be revised.
		22. Project Report needs to be submitted.
		Status: Submitted
		23. Original non encumbrance certificate needs to be
	。 上海、防衛等計畫 5位	submitted.
	mini kan od bas 488	Status: Submitted
	Remarks	1 The annexures in the online application are not
21.		in the online application are 1101
	THE PART OF THE PA	uploaded as well as the correction needs to be done in the online (A-H) application.
		2 DPI needs to be corrected.
	HI 31 SH BREET SE	
	VIR PLANTE BUDGEST SE	day contined by revenue officer six months
	MALE SERVICE SERVICES	prior to date of application needs to be submitted. 4 Land title search report needs to be revised.
	R44 (F108) 第5 第3 24 3 (F18)	and the constant of the consta
	TO THE HOLD BY SALE HER SALE	p - moston and approvar of storm water
		connection needs to be submitted.



Promoter Name Project Name

M/s NB Buildcon Pvt. Ltd. Gokulam The Sanctuary

	 Draft documents i.e., BBA and allotment letter related to allottees needs to be revised. Clarification needs to be submitted for EDC and IDC not mentioned in DPI for the residential independent floors. Bank Undertaking needs to be revised. 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)(l)(D) report for 2023-24. The registration certification shall be issued after the above compliances.

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

Chairman, HARERA