Promoter Name: M/s N.B Buildcon Pvt. Ltd.
Project Name: Gokulam

PROJECT HEARING BRIEF FOR REGISTRATION U/S 6				
SNo.	**Particulars**	**Details**		
1.	**Name of the project**	Gokulam		
2.	**Name of the promotor**	M/s N.B Buildcon Pvt. Ltd		
3.	**Nature of the project**	Affordable Plotted Colony under DDJAY		
4.	**Location of the project**	Sector-7, Sohna Gurugram.		
5.	**Legal capacity to act as a promoter**	License holder		
6.	**Name of the license holder**	M/s N.B Buildcon Pvt. Ltd		
7.	**Name of the Collaborator**	N/A		
8.	**Whether extension of registration applied for whole**	Whole		
9.	**Status of project**	Ongoing		
10.	**Online Application ID**	RERA-GRG-1733-2024		
11.	**Date of completion of project as per REP-II/4(2)(l)(c)**	30.08.2025		
12.	**QPR Compliance (If applicable)**	Submitted – March 23 to June 24.		
13.	**4(2)(l)(d) Compliance (If applicable)**	Submitted – 2022-23 **Pending – 2023-24**		
14.	**Compliance of RC Conditions**	1. Approved Service plan & estimate. (Delay of 7 months) 2. Approved zoning. (Delay of 9 months) 3. Power line shifting NOC (Proof not submitted when it is shifted)		
15.	**4(2)(l)(c) compliance**	N/A		
16.	**Details of proceedings pending against the project**	N/A		
17.	**Status of change of bank accounts**	**No Change.**		
18.	**License no.**	168 of 2022 dated 21.10.2022		Valid up to 20.10.2027.
19.	**Total licensed area**	10.4125 Acres	**Area to be registered**	10.4125 Acres
20.	**RERA Registration Number**	129 of 2022 dated 23.12.2022		31.08.2024
21.	**Fee Details**			
	Registration fee for plotted area (Residential)	((42137.8250 – 1685.5130) x 10) = 40,452.312 x 10		

		= Rs. 4,04,523/-
	Plotted area (Commercial)	(1685.5130 x 20) = Rs. 33,710 /-
	Total	= Rs 4,04,523 + 33,710 = Rs. 4,38,233 /-
	Processing fee	42137.8250 x 10 = Rs. 4,21,378/-
	Total fee	=4,38,233 + 4,21,378 = 8,59,611/-
	Extension Fee (Half of Registration fee)	= 4,38,233 /2 = Rs. 2,19,117/-
	Processing fee for extension	42137.8250 x 10 = Rs. 4,21,378/-
	Late fee (The promoter has applied on 30.08.2024 i.e., delay of 3 months	50% of extension fee for per month delay = (2,19,117/2) x 3 = Rs. 3,28,676/-
	Total extension fee (f+g+h)	2,19,117 + 4,21,378 + 3,28,676 = 9,69,171/-
	Total fees	8,59,611 + 9,69,171 = 18,28,782/-
	DD amount submitted at the time of registration and extension	Rs. 5,64,650/- Rs. 75,846/- Rs. 4,40,360/- Rs. 7,47,926 /- Total = Rs. 10,80,856/-
	DD no. and date for registration	217181 dated 09.11.2022. 217229 dated 01.12.2022. 006263 dated 29.08.2024. 120037 dated 1309.2024
	Name of the bank issuing	Federal Bank
	Deficient amount	18,28,782 - 10,80,856 - 7,47,926 = 0 /-(NIL)

22. **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**	N/A	
iv)	**Environmental 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
23.	File Status		Date
	Project received on		30.08.2024
	First notice sent on		11.09.2024
	Documents submitted on		17.09.2024
	First hearing on		30.09.2024

24. Case History:

The promoter i.e., M/s N.B Buildcon Pvt. Ltd. has applied (online and manual) on dated 30.08.2024 for extension of their Affordable Plotted Colony under DDJAY namely "Gokulam" in sector- 7, Sohna, Gurugram u/s 6 of the Act of 2016.

This application for extension of registration falls under license no. 168 of 2022 dated 21.10.2022 (10.4125 Acres) being issued in favour of M/s N.B Buildcon Pvt. Ltd. which got registered by the authority vide RC no. 129 of 2022 dated 23.12.2022valid 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 30.09.2024.

Proceedings dated 30.09.2024.
Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.
Sh. Sunil Mehta (AR) is present on behalf of the promoter.
The Authority directs the STP along with concerned AEE to visit the site and check the status of construction at the site. Further, the promoter is directed to remove the remaining deficiencies pointed out above.
The matter to come up on 14.10.2024.

As per the directions of the Authority during the proceedings dated 30.09.2024, STP and AEE had done the site visit on 07.07.2024 and it is found that work i.e., sewer line, storm line, water supply, electrical, roads, boundary line, and green area has been completed by the promoter and further work of STP and UGT is being carried out at the site.

25.	**Present compliance status as on 14.10.2024 of deficient documents as observed in the last hearing dated 30.09.2024.**	1. Correction in REP-V form needs to be done. Status – Submitted. 2. Deficit fee of Rs. 7,47,926 /- needs to be submitted. Status – Submitted Rs 7,47,926/- vide DD no 120037 dated 13.09.2024 of federal bank. 3. Correction in online DPI needs to be done. Status – Submitted but need to be revised. 4. Approved Service plans and estimates need to be submitted. Status – Submitted. 5. Land title search report needs to be revised. Status – Submitted.

		6. Reasons for delay of the project needs to be mentioned along with supporting documents. Status – Submitted. 7. Road access permission and approval of storm water connection needs to be submitted. Status – Not Submitted and 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. Site photographs for the physical status of construction needs to be submitted. Status – Submitted. 9. PERT Chart needs to be submitted. Status – Submitted. 10. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status – Submitted. 11. Original RC needs to be submitted. Status – Submitted. 12. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. Status – Submitted. 13. Draft allotment letter, draft BBA and draft conveyance deed need to be revised. Status – Submitted but need to be revised. 14. CA certificate regarding inventory and financial information needs to be submitted. Status – Not Submitted. 15. Financial resources mentioned in DPI amounts to Rs 885 lakhs from equity by promoter needs to be submitted. Status – Submitted. 16. Cost of land amounts Rs 3990.11 lakhs needs to be clarified according to area applied for registration. Status – Submitted.

		17. Copy of TAN needs to be submitted. Status – Submitted. 18. Bank Undertaking needs to be revised regarding risk and responsibility of the bank. Status – Submitted but employee id is missing. 19. 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 – NOC needs to be submitted. 20. CA Certificate for expenditure incurred & to be incurred needs to be submitted. Status – Submitted. 21. Clarification needs to be submitted for increase in project cost as compared to REP-1 filed at the time of registration and DPI filed at the time of extension. Status – Needs to be clarified. 22. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. Status – Needs to be clarified. 23. Statement of quarterly expenditure, quarterly net cash flow statement and statement of quarterly source of funds needs to be submitted. Status – Submitted. 24. Project Report needs to be submitted. Status – Submitted. 25. Board resolution duly acknowledged for operation of bank account is submitted properly specifying same to be 70% collection account as per RERA rules needs to be submitted. Status – Submitted.
26.	**Remarks**	1. Correction in online DPI needs to be done. 2. Road access permission from PWD and approval of storm water connection needs to be submitted. 3. Draft allotment letter, draft BBA and draft conveyance deed need to be revised. 4. CA certificate regarding inventory and financial information needs to be submitted.

		5. Bank Undertaking needs to be revised regarding risk and responsibility of the bank. 6. 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. 7. Clarification needs to be submitted for increase in project cost as compared to REP-1 filed at the time of registration and DPI filed at the time of extension. 8. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted.

Recommendation – The application submitted by the promoter for extension of registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the deficiencies pending in S. No. 26. It is recommended that the Authority may consider the grant of extension of registration subject to the submission of deficiencies pointed out above.

(Ashish Dubey)
Chartered Accountant

(Shashank Sharma)
Associate Engineer 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.
Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.
Sh. Sunil Mehta (AR) is present on behalf of the promoter.
Approved as proposed subject to rectification/compliances as indicated above at point no 26 and submission of annual audited report u/s 4(2)(l)(D) for the year 2023-24.
The registration certification shall be issued subject to the submission of the above compliances.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA