



Hearing brief for registration of Project u/s 4

S.No	Particulars	Details			
1.	Name of the project	Vilasa			
2.	Name of the promoter	M/s Greenfield Infraprojects Pvt. Ltd.			
3.	Nature of the project	Affordable Plotted Colony under DDJAY			
4.	Location of the project	Sector- 6, Sohna, Gurugram			
5.	Legal capacity to act as a promoter	Collaborator			
6.	Name of the license holder	Smt. Shashi Gaur w/o Sh. Kaushal and others			
7.	Status of project	New			
8.	Whether registration applied for whole	Whole			
	Phase no.	N/A			
9.	Online application ID	RERA-GRG-PROJ-1586-2024			
10.	License no.	14 of 2024 dated 29.01.2024.		Valid up to 28.01.2029	
11.	Total licensed area	7.875 acres	Area to be registered	7.875 acres	
12.	Projected completion date	30.09.2027			
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	14 of 2024 dated 29.01.2024.		28.01.2029
	ii)	Zoning Plan Approval	Applied		



	iii)	Layout Approval plan	DRG. NO. DGTCP 9986 dated 30.01.2024	-
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	-
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	Applied on 30.04.2024.	
20.	Fee Details			
	Registration Fee		Resi - 30,616.36 * 10 * 1 = Rs 3,06,164/- Comm - 1252.581 * 20 * 1 = Rs 25,052/- Total - 3,31,216/-	
	Processing Fee		31,868.944 * 10 = Rs 3,18,689/-	
	Late Fee		N/A	
	Total Fee		Rs 6,49,905/-	
21.	DD amount		Rs. 6,37,400/- Rs 12,505/-.	
	DD no. and date		019124 dated 24.05.2024 Online Id - 240710189644877 dated 10.07.2024	
	Name of the bank issuing		HDFC Bank	
	Deficient amount		NIL	
22.	File Status		Date	
	File received on		21.06.2024	
	First notice Sent on		05.07.2024	
	First hearing on		15.07.2024	
	Second hearing on		12.08.2024	
	Third hearing on		09.09.2024	
	Fourth hearing on		04.11.2024	
	Fifth hearing on		25.11.2024	
	Sixth hearing on		09.12.2024	
23.	Case History: The Promoter M/s Greenfield Infraprojects Pvt. Ltd. who is a collaborator applied for the registration of real estate affordable plotted colony under DDJAY namely "Vilasa" located at Sector- 6, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 73931 dated 21.06.2024 and RPIN- 767. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1586-2024. The project area for registration is 7.875 acres as that of the licensed area i.e., 7.875 acres granted under License no - 14 of 2024 dated 29.01.2024 which is valid upto 30.01.2029.			

	<p>The application for registration of affordable plotted colony under DDJAY was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/767 dated 05.07.2024 was issued to the promoter with an opportunity of being heard on 15.07.2024.</p> <p>On 15.07.2024, The matter was adjourned and fixed for 12.08.2024.</p> <p>The promoter has submitted a reply on 11.07.2024 and 06.08.2024 which were scrutinized and conveyed to the promoter.</p> <p>On 12.08.2024, the matter was adjourned and fixed for 09.09.2024.</p> <p>On 09.09.2024, the matter was adjourned and fixed for 04.11.2024.</p> <p>On 04.11.2024, the matter was adjourned and fixed for 25.11.2024.</p> <p>On 25.11.2024, the matter was adjourned and fixed for 09.12.2024.</p> <p>The status of documents is mentioned below.</p>
<p>24.</p>	<p>Present compliance status as on 09.12.2024 of deficiencies conveyed through notice dated 05.07.2024.</p> <ol style="list-style-type: none"> Deficit Fee - Rs 12,505/-. Status: Submitted vide Online Id - 240710189644877 dated 10.07.2024 amounting to Rs 12,505/-. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted. Online DPI needs to be corrected. Status: Not Submitted. Approved zoning plan needs to be submitted. Status: Not Submitted. Approved service plan and estimates needs to be submitted. Status: Not Submitted. Approval NOC's from various agencies for connecting external services like storm water and road needs to be submitted. Status: Storm water submitted approved vide no. 191962 dated 11.07.2024. Road access pending. Electrical load availability needs to be submitted. Status: Not Submitted. Mutation, Jamabandi and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status: Submitted. Latest Land title search report based on the latest jamabandi after incorporating bar enrolment number needs to be revised. Status: Submitted. Affidavit/ NOC for Natural Conservation zone needs to be submitted. Status: Affidavit for non-applicability submitted.

	<p>12. Affidavit/ NOC for Forest land diversion needs to be submitted. Status: Affidavit for non-applicability submitted.</p> <p>13. List of units/plots allocated to the land owners needs to be submitted. Status: Not Submitted.</p> <p>14. Superimposed demarcation plan on the layout plan needs to be submitted. Status: Submitted.</p> <p>15. Pert chart needs to be submitted. Status: Submitted.</p> <p>16. Allottee related documents like Draft Application form needs to be submitted. Status: Not Submitted.</p> <p>17. Allottee related documents like Draft Allotment letter needs to be revised. Status: Submitted but needs to be revised.</p> <p>18. Allottee related documents like Draft BBA needs to be revised. Status: Submitted but needs to be revised.</p> <p>19. Allottee related documents like Draft Conveyance deed needs to be revised. Status: Not Submitted.</p> <p>20. Draft Brochure needs to be submitted. Status: Not Submitted.</p> <p>21. TAN of promoter needs to be submitted. Status: Submitted.</p> <p>22. DPI needs to be revised as financial resources mentioned is less than total project cost. Status: Not Submitted.</p> <p>23. Bank Undertaking needs to be revised as project name is not mentioned and Bank undertaking should be original. Status: Submitted.</p> <p>24. Quarterly Net Cash Flow statement needs to be revised. Status: Submitted but needs to be revise as amount of source of funds not match with DPI.</p> <p>25. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised, incorrect master bank account number. Status: Submitted but project cost mentioned is not match with DPI.</p> <p>26. Project report needs to be revised as land cost, EDC & IDC, other cost is not mentioned. Status: Not Submitted.</p> <p>27. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted as previously dated was 10.08.2023. Status: Submitted.</p>
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		<p>28. Cost of the land i.e. Rs 9045 lakhs needs to be clarified according to the area applied for the registration is 7.8750 acres. Status: Not Submitted.</p> <p>29. Statement of quarterly expenditure and statement of quarterly source of funds needs to be submitted. Status: Not Submitted.</p> <p>30. CA certificate for details in REP-1 and CA certificate for net worth of promoter needs to be submitted. Status: Not Submitted.</p> <p>31. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. Status: Submitted.</p> <p>32. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Not 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 zoning plan needs to be submitted.</p> <p>4. Approved service plan and estimates needs to be submitted.</p> <p>5. Approval NOC's from various agencies for connecting external services like road needs to be submitted.</p> <p>6. Electrical load availability needs to be submitted.</p> <p>7. List of units/plots allocated to the land owners needs to be submitted.</p> <p>8. Allottee related documents like Draft Application form needs to be submitted.</p> <p>9. Allottee related documents like Draft Allotment letter needs to be revised.</p> <p>10. Allottee related documents like Draft BBA needs to be revised.</p> <p>11. Allottee related documents like Draft Conveyance deed needs to be revised.</p> <p>12. Draft Brochure needs to be submitted.</p> <p>13. DPI needs to be revised as financial resources mentioned is less than total project cost. Status: Not Submitted.</p> <p>14. Quarterly Net Cash Flow statement needs to be revised as amount of source of funds not match with DPI.</p> <p>15. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised, incorrect master bank account number as project cost mentioned is not match with DPI.</p> <p>16. Project report needs to be revised as land cost, EDC & IDC, other cost is not mentioned.</p> <p>17. Cost of the land i.e. Rs 9045 lakhs needs to be clarified according to the area applied for the registration is 7.8750 acres.</p> <p>18. Statement of quarterly expenditure and statement of quarterly source of funds needs to be submitted.</p>



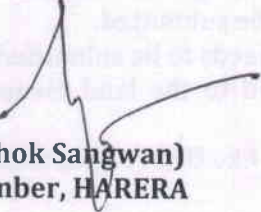
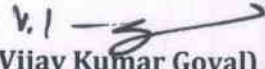
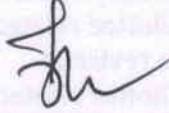


HARERA 7

GURUGRAM

Project - Vilasa

RERA-GRG-1586-2024

		19. CA certificate for details in REP-1 and CA certificate for net worth of promoter needs to be submitted.
		20. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted.
 Ashish Dubey Chartered Accountant		 Ashish Kush Planning Executive
Day and Date of hearing		Monday and 09.12.2024
Proceeding recorded by		Ram Niwas
PROCEEDINGS OF THE DAY		
<p>Proceedings dated 09.12.2024.</p> <p>Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Prince Kumar (AR) is present on behalf of the promoter.</p> <p>The AR of the promoter stated that the Zoning plan has been approved on 06.12.2024 and will be submitted today alongwith the other deficit documents. The office to examine the same.</p> <p>The matter to come up on 23.12.2024.</p>		
 (Ashok Sangwan) Member, HARERA		 (Vijay Kumar Goyal) Member, HARERA
		 (Arun Kumar) Chairman, HARERA