

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - M/s Experion Developers Pvt. Ltd.
RERA-GRG-1765-2024
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	One 42 Golf Course Road		
2.	Name of the promoter	M/s Experion Developers Pvt. Ltd.		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector- 42, Gurugram		
5.	Legal capacity to act as a promoter	Land allotted by HSVP through LOI Endst No. Z0002/E0018/UE029/LALOT/0000000126 dated 12.07.2023		
6.	Name of the license holder	M/s Experion Developers Pvt. Ltd. (Allotment from HSVP)		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole		
9.	Online application ID	RERA-GRG-PROJ-1765-2024		
10.	License no.	Land allotted by HSVP		
11.	Total licensed area	3.4262 acres	Area to be registered	3.4262 acres
12.	Projected completion date	OC: 30.11.2032 CC: 31.12.2032		
13.	QPR Compliances (if applicable)	N/A		
14.	4(2)(I)(D) Compliances (if applicable)	N/A		
15.	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)	Zoning Plan Approval	DTP. (G) 2686/2024 dated 22.04.2024	N/A
	iii)	Building plan Approval	CTP/DTP(AM)/SB/271193 dated 10.10.2024	09.10.2029
	iv)	Environmental Clearance	Applied on 26.09.2024	
	v)	Airport height clearance	AAI/HRQ/NR/ATM/NOC/2023/579/2458-61 dated 14.08.2023	13.08.2031
	vi)	Fire scheme approval	Applied on 23.10.2024	
	vii)	Service plan and estimate approval	N/A	
16.	Fee Details			
	Registration Fee		Residential- 50123.905 *3.62* 10 = Rs. 18,14,485/- Commercial-69.328 *3.62 *20 = Rs. 5019/- Total = Rs 18,19,504/-	
	Processing Fee		50193.233 x 10	

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) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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		= Rs. 5,01,932/-
	Late Fee	-
	Total Fee	Rs. 23,21,436/-
17.	DD amount	Rs 23,21,000/- Rs 436/-
	DD no. and date	050198 dated 04.10.2024 Transaction ID: 241111204276660
	Name of the bank issuing	Axis Bank ICICI Bank
	Deficient amount	-
18.	File Status	Date
	File received on	15.10.2024
	First notice Sent on	06.11.2024
	First hearing on	02.12.2024
	Second hearing on	09.12.2024
19.	<p>Case History: The promoter M/s Experion Developers Pvt. Ltd. who is a landowner (land allotted from HSVP) had applied for the registration of real estate project namely “One 42 Golf Course Road” located at Sector-42, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 80947 dated 15.10.2024 and RPIN-810. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1765-2024.</p> <p>The project area for registration is 3.4262 acres granted under LOI Endst No. Z0002/EO018/UE029/LALOT/0000000126 dated 12.07.2023.</p> <p>The application for registration was scrutinized and 1st deficiency notice was issued on 06.11.2024 to the promoter. An opportunity of being heard is scheduled on 02.12.2024.</p> <p>Proceeding dated: 02.12.2024.</p> <p>Ms. Nikita Mittal, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Suneet Puri (AR) and Sh. Ajay Kumar (AR) are present on behalf of the promoter. The AR seeks one week time to submit deficit documents. Request is allowed. The matter to come up on 09.12.2024.</p> <p>The status of the documents is mentioned below:</p>	
20.	Present compliance status as on 09.12.2024 deficient documents as observed on scrutiny	<ol style="list-style-type: none"> Deficit fee of ₹436/- needs to be submitted. Status: Submitted 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 Online DPI needs to be corrected. Status: Submitted but needs to be revised

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| | <p>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: Not Submitted</p> <p>5. Approved zoning plan needs to be submitted. If applied, then copy of the same needs to be submitted.
 Status: Submitted</p> <p>6. Demarcation plan needs to be submitted.
 Status: Submitted</p> <p>7. Environment Clearance needs to be submitted.
 Status: Not Submitted, the promoter has applied for the approval of EC on 26.09.2024.</p> <p>8. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.
 Status: Not Submitted, the promoter has applied for fire scheme approval on 23.10.2024.</p> <p>9. Forest NOC from concerned department needs to be submitted.
 Status: NOC has been provided by HSVP.</p> <p>10. Approval NOC from various agencies for connecting external services like road access permission needs to be submitted.
 Status: Submitted</p> <p>11. Affidavit/ Undertaking with regard to non- applicability of natural conservation zone, tree cutting permission, forest land diversion and power line shifting need to be submitted.
 Status: Submitted</p> <p>12. Layout plan superimposed on the demarcation plan needs to be submitted.
 Status: Submitted</p> <p>13. Land title search report by advocate after incorporating the bar enrolment number needs to be revised.
 Status: Submitted</p> <p>14. PERT chart needs to be submitted.
 Status: Submitted</p> <p>15. Project report along with the brochure of current project and project photos needs to be submitted.
 Status: Submitted</p> <p>16. Allottee related documents like, Draft Allotment letter needs to be submitted and Draft BBA needs to be revised.
 Status: Submitted</p> <p>17. Allottee related documents like Draft Conveyance Deed needs to be submitted.
 Status: Submitted</p> <p>18. Draft advertisement document needs to be submitted.
 Status: Submitted</p> <p>19. Mining Permission needs to be submitted.
 Status: Affidavit/Undertaking given for Mining permission stating that the promoter will submit the same after receiving final EC approval.</p> |
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		<p>20. Independent auditor report along with audited financial statement needs to be submitted for the financial year 2023-2024. Status: Submitted</p> <p>21. CA certificate for details in REP-1 and CA certificate for Net worth of promoter needs to be submitted. Status: Submitted</p> <p>22. Bank Undertaking needs to be submitted. Status: Submitted</p> <p>23. KYC of CA, Engineer, Consultant and Architect needs to be submitted. Status: Submitted</p> <p>24. Project Report, Approved service estimate needs to be submitted. Status: Promoter states that the promoter took the plot of proposed project from HSVP in e-auction and approval of service estimates not required.</p> <p>25. Clarification needs to be submitted as EDC, IDC, Administrative Cost, Taxes not mentioned. Details of other cost and financial resources from equity by promoter mentioned in DPI needs to be submitted. Status: Promoter states that promoter is conveyance deed holder and charges of EDC & IDC not charged by HSVP, Therefore EDC & IDC are not part of estimated project cost. Promoter has taken loan by mortgaging the said project land as security from DBS Bank. Promoter further states that the loan proceeds will not be utilized for the said project and also the loan repayment shall not be made from the said project.</p> <p>26. Statement of quarterly expenditure, quarterly net cash flow statement and statement of quarterly source of funds needs to be submitted. Status: Submitted</p> <p>27. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(1)(D) needs to be submitted. Status: Submitted</p> <p>28. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Status: Submitted</p>
21.	Remarks	<ol style="list-style-type: none"> The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. DPI needs to be corrected. 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.



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4. Environment Clearance needs to be submitted.
5. Fire Scheme approval needs to be submitted.
6. NOC from lender needs to be submitted.

Recommendation: The application submitted by the promoter for registration of the project along with requisite documents is found to be in order except the documents listed above at S. No. 21. It is recommended that the Authority may grant registration subject to the removal of above-mentioned deficiencies.

Ashish Dubey

Ashish Dubey
Chartered Accountant

Nikita Mittal

Nikita Mittal
Planning Executive

Day and Date of hearing Monday and 09.12.2024

Proceeding recorded by Ram Niwas

PROCEEDINGS OF THE DAY

Proceeding dated: 09.12.2024.

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

Sh. Suneet Puri (AR) and Sh. Ajay Kumar (AR) are present on behalf of the promoter.

Approved as proposed subject to submission of BG/DD of Rs. 25 lakh each in lieu of submission of approved EC and fire clearance and removal of other deficiencies.

The registration certificate shall be issued after removal of remaining deficiencies.

(Ashok Sangwan)
(Ashok Sangwan)
Member, HARERA

v.1
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
(Arun Kumar)
Chairman, HARERA

