

**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	DRG.NO. DTCP 10674		06.12.2024



	iii)	Layout plan Approval	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.	<b>Fee Details</b>			
	<b>Registration Fee</b>		Resi - 30,616.36 * 10 * 1 = Rs 3,06,164/- Comm - 1252.581 * 20 * 1 = Rs 25,052/- <b>Total - 3,31,216/-</b>	
	<b>Processing Fee</b>		31,868.944 * 10 = Rs 3,18,689/-	
	<b>Late Fee</b>		N/A	
	<b>Total Fee</b>		Rs 6,49,905/-	
21.	<b>DD amount</b>		Rs. 6,37,400/- Rs 12,505/-	
	<b>DD no. and date</b>		019124 dated 24.05.2024 Online Id - 240710189644877 dated 10.07.2024	
	<b>Name of the bank issuing</b>		HDFC Bank	
	<b>Deficient amount</b>		NIL	
22.	<b>File Status</b>		<b>Date</b>	
	<b>File received on</b>		21.06.2024	
	<b>First notice Sent on</b>		05.07.2024	
	<b>First hearing on</b>		15.07.2024	
	<b>Second hearing on</b>		12.08.2024	
	<b>Third hearing on</b>		09.09.2024	
	<b>Fourth hearing on</b>		04.11.2024	
	<b>Fifth hearing on</b>		25.11.2024	
	<b>Sixth hearing on</b>		09.12.2024	
	<b>Seventh hearing on</b>		23.12.2024	
23.	<b>Case History:</b>			
	<p>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> <p>The application for registration of affordable plotted colony under DDJAY was scrutinized and 1<sup>st</sup> 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><b>On 15.07.2024</b>, 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><b>On 12.08.2024</b>, the matter was adjourned and fixed for 09.09.2024.</p> <p><b>On 09.09.2024</b>, the matter was adjourned and fixed for 04.11.2024.</p> <p><b>On 04.11.2024</b>, the matter was adjourned and fixed for 25.11.2024.</p> <p><b>On 25.11.2024</b>, the matter was adjourned and fixed for 09.12.2024.</p> <p><b>On 09.12.2024</b>, Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Prince Kumar (AR) is present on behalf of the promoter. 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. The matter to come up on 23.12.2024.</p> <p>The promoter has submitted a reply on 09.12.2024 and 17.12.2024 which were scrutinized and the status of documents is mentioned below.</p>
24.	<p><b>Present compliance status as on 23.12.2024 of deficiencies conveyed in hearing dated 09.12.2024.</b></p> <ol style="list-style-type: none"> <li>Deficit Fee - Rs 12,505/-. <b>Status: Submitted vide Online Id - 240710189644877 dated 10.07.2024 amounting to Rs 12,505/-.</b></li> <li>The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. <b>Status: Not Submitted.</b></li> <li>Online DPI needs to be corrected. <b>Status: Not Submitted.</b></li> <li>Approved zoning plan needs to be submitted. <b>Status: Submitted. DRG.NO. DTCP 10674 dated 06.12.2024.</b></li> <li>Approved service plan and estimates needs to be submitted. <b>Status: Not Submitted.</b></li> <li>Approval NOC's from various agencies for connecting external services like storm water and road needs to be submitted. <b>Status: Storm water submitted approved vide no. 191962 dated 11.07.2024. Road access approved vide no. NHAI/Tech//Delhi/PLU-Rewari/09/188/NOC/2023-24/708 dated 05.12.2023.</b></li> <li>Electrical load availability needs to be submitted. <b>Status: Submitted. Approved vide memo no. Ch-15/SE/OP-II/Sohna/CCF-144 dated 15.10.2024.</b></li> <li>Mutation, Jamabandi and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. <b>Status: Submitted.</b></li> <li>Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. <b>Status: Submitted.</b></li> <li>Latest Land title search report based on the latest jamabandi after incorporating bar enrolment number needs to be revised. <b>Status: Submitted.</b></li> <li>Affidavit/ NOC for Natural Conservation zone needs to be submitted. <b>Status: Affidavit for non-applicability submitted.</b></li> </ol>



		<p>12. Affidavit/ NOC for Forest land diversion needs to be submitted. <b>Status: Affidavit for non-applicability submitted.</b></p> <p>13. List of units/plots allocated to the land owners needs to be submitted. <b>Status: Submitted but not signed by the both the parties.</b></p> <p>14. Superimposed demarcation plan on the layout plan needs to be submitted. <b>Status: Submitted.</b></p> <p>15. Pert chart needs to be submitted. <b>Status: Submitted.</b></p> <p>16. Allottee related documents like Draft Application form needs to be submitted. <b>Status: Submitted.</b></p> <p>17. Allottee related documents like Draft Allotment letter needs to be revised. <b>Status: Submitted.</b></p> <p>18. Allottee related documents like Draft BBA needs to be revised. <b>Status: Submitted.</b></p> <p>19. Allottee related documents like Draft Conveyance deed needs to be revised. <b>Status: Submitted.</b></p> <p>20. Draft Brochure needs to be submitted. <b>Status: Submitted.</b></p> <p>21. TAN of promoter needs to be submitted. <b>Status: Submitted.</b></p> <p>22. DPI needs to be revised as financial resources mentioned is less than total project cost. <b>Status: Not Submitted.</b></p> <p>23. Bank Undertaking needs to be revised as project name is not mentioned and Bank undertaking should be original. <b>Status: Submitted.</b></p> <p>24. Quarterly Net Cash Flow statement needs to be revised. <b>Status: Submitted.</b></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. <b>Status: Submitted but project cost mentioned is not match with DPI.</b></p> <p>26. Project report needs to be revised as land cost, EDC &amp; IDC, other cost is not mentioned. <b>Status: Not Submitted.</b></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. <b>Status: Submitted.</b></p>
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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 service plan and estimates needs to be submitted.</p> <p>4. List of units/plots allocated to the land owners signed by both the parties needs to be submitted.</p> <p>5. DPI needs to be revised as financial resources mentioned is less than total project cost.</p> <p>6. 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>7. Project report needs to be revised as land cost, EDC &amp; IDC, other cost is not mentioned.</p> <p>8. 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>9. CA certificate for details in REP-1 and CA certificate for net worth of promoter needs to be submitted.</p> <p>10. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted.</p>

**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 approved service plan and estimates and documents mentioned above.

The promoter shall submit a BG/DD amounting to Rs. 25 lakhs as security amount for submission of Approved Service Plans and Estimates for the project within a period of four months from the date of grant of registration certificate.

**HARERA****GURUGRAM****Project - Vilasa****RERA-GRG-1586-2024****3**

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

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

**Ashish Kush**  
**Planning Executive**

**Day and Date of hearing**

Monday and 23.12.2024

**Proceeding recorded by**

Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated 23.12.2024.

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

Sh. Prince Kumar (AR) and Ms. Megha Solanki (Advocate) are present on behalf of the promoter. The approval of zoning plan has been obtained and submitted on 09.12.2024.

Approved as proposed subject to rectification of deficiencies mentioned above including submission of the list of plots and plans duly signed by the developer and landowner showing the share of the landowners viz a viz developer. The promoter shall submit a BG/DD of Rs. 25 lakhs as security amount for submission of approved Service Plans and Estimates within a period of four months from the date of grant of registration certificate.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form and Online DPI alongwith the BG/DD of Rs. 25 lakhs as security amount for submission of approved Service Plans and Estimates within a period of four months from the date of grant of registration certificate.

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

**V.1**  
**(Vijay Kumar Goyal)**  
**Member, HARERA**

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