

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project	The Palatial Phase 4 (Tower A, Tower B, Club, Community Hall & Commercial)
Promoter	M/S Hero Realty Pvt. Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details	
1.	Name of the project	The Palatial Phase 4 (Tower A, Tower B, Club, Community Hall & Commercial)	
2.	Name of the promoter (Collaborator)	M/s Hero Realty Pvt. Ltd.	
3.	Nature of the phase	Mixed Land Use	
4.	Location of the project	Sector - 104, Gurugram.	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Status of project	New	
7.	Whether registration applied for whole/Phase	Phase	
8.	Phase no. (If applicable)	4	
9.	Online application ID	RERA-GRG-1821-2024	
10.	License no.	199 of 2023 dated 05.10.2023	Valid up to 04.10.2028
		15 of 2024 dated 30.01.2024	Valid upto 29.01.2029
11.	Total licensed area	(7.8031 + 3.287) Acres = 11.0901 Acres	Area to be registered 4.6531 Acres
12.	Project completion date as declared u/s 4(2)(I)(C)	30.06.2030	
13.	QPR Compliance (If applicable)	N/A	
14.	4(2)(I)(c) Compliance (If applicable)	N/A	
15.	4(2)(I)(D) Compliance (If applicable)	N/A	
16.	Status of change of bank account	N/A	
17.	RC compliance	N/A	
18.	Number of Towers	2 Residential towers + Club + Commercial	
19.	Number of units	254 dwelling units + 208 commercial units	
20.	Total Project cost	Rs. 1781.64 crores	
21.	Project Expenditure So far	Rs. 74.78 crores	



PROJECT	The Palatial Phase 4 (Tower A, Tower B, Club, Community Hall & Commercial)
PROMOTER	M/S Hero Realty Pvt. Ltd.

22.	Estimates expenditure for completion so far	Rs. 1706.85 crores		
23.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	License Approval	199 of 2023 dated 05.10.2023 15 of 2024 dated 30.01.2024	04.10.2028 29.01.2029
	2.	Zoning Plan Approval	DTCP 9989 dated 31.01.2024	
	3.	Revised phasing plan	ZP-1953-II/JD(RD)/2024/31972 dated 21.10.2024	
	4.	Building plan approval	ZP-1953-II/SD(RD)/2024/36968 dated 28.11.2024	27.11.2029
	5.	Environmental Clearance	Not submitted	
	6.	Airport Height Clearance	PALM/NORTH/B/101823/808612 dated 01.11.2023	31.10.2031
	7.	Electrical load	Ch-40/Drg.-PLC dated 12.02.2023	
	8.	Fire scheme approval	Not submitted	
	9.	Service plan and estimate approval	Not submitted	
16.	Fee Details			
	A) Registration fee for	Residential (59033.403 x 3.62 x 10) = Rs. 21,37,009/-		
		Commercial (19929.998 x 3.62 x 20) = Rs. 14,42,932/-		
	B) Processing Fee	(78963.401 x 10) = Rs. 7,89,634/-		
	C) Late Fee	N/A		
	Total Fee (A+B+C)	Rs. 43,69,575/-		
17.	DD Details			
	DD No. and Date	000274 dated 06.12.2024 000275 dated 06.12.2024 UTIBR72025010900425008		
	Fees Paid	Rs. 34,11,220/- Rs. 7,43,030/- Rs. 2,15,325/-		
	Deficit fee	Nil		



Project	The Palatial Phase 4 (Tower A, Tower B, Club, Community Hall & Commercial)
Promoter	M/S Hero Realty Pvt. Ltd.

18.	File Status	Date
	File received on	13.12.2024
	First notice Sent on	03.01.2025
	1 st reply submitted on	07.01.2025
	1 st hearing on	06.01.2025 (adjourned)
	1 st reply submitted on	07.01.2025
	2 nd hearing on	13.01.2025
	2 nd reply submitted on	10.01.2025
	3 rd reply submitted on	17.01.2025
	3 rd hearing on	27.01.2025

19. Case History: -
The promoter M/s Hero Realty Pvt. Ltd. has applied on 13.12.2024 for registration of the Mixed Land Use Project under TOD policy namely "The Palatial Phase 1 (Tower E)" under section 4 of Real Estate (Regulation and Development), Act 2016.
The project pertains to license no. 199 of 2023 dated 05.10.2023 and 15 of 2024 dated 30.01.2024 measuring 11.0901 Acres (7.8031 + 3.287) in sector 104, Gurugram granted by DTCP to Pratham Realtors Pvt. Ltd., Welfare Developers Pvt. Ltd., Sh. Aman Kataria S/o Sh. Rajbir, Sh. Rajbir S/o Sh. Ramanand, Newage Infraprojects Pvt. Ltd. in collaboration with M/s Hero Realty Pvt. Ltd.

The entire project comprises of 6 phases as per the revised phasing plan dated 21.10.2024:

Phase wise details			
Phase No.	Area in acres	Nomenclature	FAR proposed
Phase- 01	1.398 acres	Tower E	29488.844 sqm
Phase- 02	1.0768 acres	Tower D	30144.916 sqm
Phase- 03	1.2585 acres	Tower C	13974.941 sqm
Phase- 04	4.6531 acres	Tower A	27966.998 sqm
		Tower B	26405.375 sqm
		Club	4661.03 sqm
		Commercial	19929.998 sqm
Phase- 05	1.6039 acres	EWS School	3764.743 sqm
Phase- 06	1.0998 acres	Future expansion	-
TOTAL	11.0901 acres		156336.845 sqm

The promoter has applied for the registration of Phase 4 measuring 4.6531 acres of the total 6 phases of the project comprising of an area of 11.0901 acres approved by DTCP vide memo dated 21.10.2024.

The file was scrutinized, and deficiencies were conveyed to the promoter vide notice dated 03.01.2025 and date of hearing was fixed for 06.01.2025. On 06.01.2025, due to gazette holiday, the matter was adjourned to 20.01.2025. On request of the promoter, the matter is preponed to 13.01.2025.



PROJECT	The Palatial Phase 4 (Tower A, Tower B, Club, Community Hall & Commercial)
PROMOTER	M/S Hero Realty Pvt. Ltd.

Proceedings dated 13.01.2025

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Deepak Sharma (Head Corporate Affairs), Sh. Akash Gupta (Manager) and Sh. Pratik Gautam (Manager) are present on behalf of the promoter and state that an affidavit through Director of the company has been submitted to the Authority on 10.01.2025 stating that no RERA application, advertisement, marketing, booking, sale and offer to sale in any manner based on earlier approved building plan and phasing plan of the project has been made.

A public notice inviting objections with respect to the claim of the promoter regarding advertisement, marketing, booking, sale and offer to sale in any manner based on earlier approved building plan and phasing plan of the project be issued in three leading newspaper (Two English and One Hindi).

The AR of the promoter is directed to rectify the remaining deficiencies before the next date of hearing. The matter to come up on 27.01.2025.

Accordingly, the notice inviting objections was published in the "The Times of India", "The Tribune" and "Navbharat Times" on 15.01.2025 and no objection w.r.t. the same is received in the Authority.

The replies dated 07.01.2025, 10.01.2025 and 17.01.2025 submitted by the promoter have been scrutinized and the status of remaining deficiencies is mentioned below:

20. **Present compliance status as on 27.01.2025 of deficient documents as observed on 13.01.2025**

1. Corrections need to be made in REP-I form. Documents to be annexed along with the application need to be provided in PDF format less than 5 mb.
Status: Not submitted
2. Corrections in the online DPI need to be made.
Status: Corrected copy needs to be submitted
3. The collaboration agreement registered between the landowners and the developer is revocable as it contains the clause of termination (Clause 16.1). This needs to be clarified.
Status: Supplementary agreement dated 18.05.2023 and 23.10.2023 are submitted wherein clause 3.1 states that the joint development agreement dated 03.04.2023 and 10.10.2023 shall be irrevocable in nature.
4. Copy of registered power of attorney needs to be provided.
Status: Submitted
5. It is noted that the building plans and phasing plan of the project have been revised. You are required to provide the earlier building plans and phasing plan and clarify the status of advertisement, marketing, booking, sale and



Project	The Palatial Phase 4 (Tower A, Tower B, Club, Community Hall & Commercial)
Promoter	M/S Hero Realty Pvt. Ltd.

	<p>offer to sale made in any manner based on the earlier approved building plan and phasing plan of the project. Status: The promoter submitted an affidavit through director of the company stating that the phasing approval has been issued vide memo dated 21.10.2024 from DTCP and the phasing and building plans were earlier issued vide memo dated 06.08.2024. It is further stated that they have not made any RERA application, advertisement, marketing, booking, sale and offer to sale in any manner or any other plans based on earlier approved building plan and phasing plan of the project.</p> <p>6. Copy of aks shijra duly certified by a revenue officer not more than 6 months prior to the date of application needs to be submitted. Status: Submitted</p> <p>7. Land title search report duly stamped and signed by the advocate/ law firm needs to be submitted. Status: Submitted</p> <p>8. Environmental clearance of the project needs to be submitted. Status: Not submitted</p> <p>9. Approved fire scheme needs to be submitted. Status: Not submitted</p> <p>10. Approved service plans and estimates need to be submitted. Status: Not submitted</p> <p>11. Mining permission needs to be submitted. Status: Not submitted</p> <p>12. Revised payment plan needs to be submitted. Status: Submitted</p> <p>13. Land cost needs to be clarified according to area apply for registration. Status: Submitted</p> <p>14. KYC of project consultant needs to be provided. Status: Submitted</p> <p>15. Non encumbrance certificate from revenue officer not below the rank of Tehsildar issued not more than 6 months prior to the date of application needs to be submitted. Status: Submitted</p> <p>16. NOC from the lender needs to be submitted.</p>
--	---



PROJECT	The Palatial Phase 4 (Tower A, Tower B, Club, Community Hall & Commercial)
PROMOTER	M/S Hero Realty Pvt. Ltd.

		<p>Status: An undertaking regarding no loan on the project is submitted by the promoter. Accordingly, correction made in DPI.</p> <p>17. All CA certificates need to be corrected as per area applied for the registration. Status: Submitted</p> <p>18. CA certificate for cost incurred needs to be revised. Status: Submitted</p> <p>19. Financial resources need to be met with project cost. Status: Correction is made in DPI.</p> <p>20. Details of other sources in loan and advances need to be provided. Status: Submitted</p> <p>21. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised. Status: Submitted</p> <p>22. Cash flow statement needs to be provided. Status: Submitted</p> <p>23. Original bank undertaking needs to be provided along with the correction of project name and details of the authorized signatory with the name, employee code needs to be submitted. Status: Submitted</p> <p>24. Quarterly statement of expenditure and sources needs to be provided. Status: Submitted</p> <p>25. Board resolution for the operation of bank accounts needs to be revised. Status: Submitted</p> <p>26. Copy of paid challan of EDC and IDC needs to be provided. Status: Submitted</p> <p>27. KYC of Authorized person for operation of bank account needs to be provided. Status: Submitted</p>
21.	Remarks	<p>1. Corrections need to be made in REP-I form. Documents to be annexed along with the application need to be provided in PDF format less than 5 mb. Status: Not submitted</p> <p>2. Corrections in the online DPI need to be made. Status: Corrected copy needs to be submitted</p> <p>3. Environmental clearance of the project needs to be submitted.</p>



Project	The Palatial Phase 4 (Tower A, Tower B, Club, Community Hall & Commercial)
Promoter	M/S Hero Realty Pvt. Ltd.

	<p>Status: Not submitted</p> <p>4. Approved fire scheme needs to be submitted. Status: Not submitted</p> <p>5. Approved service plans and estimates need to be submitted. Status: Not submitted</p> <p>6. Mining permission needs to be submitted. Status: Not submitted</p>
--	--

Recommendation: The application for registration u/s 4 of the Act of 2016 submitted by the promoter has been examined and all the requisite documents are found to be in order except the deficiencies listed above at S. No. 21. The promoter has submitted three DDs bearing no. no. 000290, 000291 and 000292 dated 22.01.2025 of Axis Bank amounting to Rs. 25 lakhs each as a security to submit the environmental clearance, approved fire scheme and approved service plans & estimates within 4 months from date of grant of registration. The application is recommended for approval subject to the submission of approved fire scheme, approved service plans and estimates and environmental clearance within four months; mining permission before commencement of construction/ excavation and corrected REP-I and DPI before issuance of registration certificate.


(Asha)

Chartered Accountant



(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing

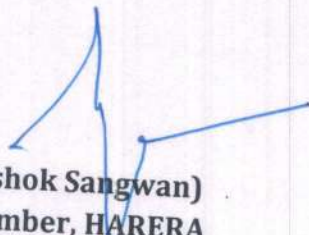
Monday and 27.01.2025


Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.
Sh. Deepak Sharma (Head Corporate Affairs), Sh. Akash Gupta (Manager) and Sh. Pratik Gautam (Manager) are present on behalf of the promoter.
Approved as proposed. The RC shall be issued after the requisite corrections in REP- I(Part A-H) and DPI have been made.


(Ashok Sangwan)
Member, HARERA


(Arun Kumar)
Chairman, HARERA

