

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	The Trillion		
2.	Name of the promoter	M/s Experion Developers Pvt. Ltd.		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector-48, Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of the land owner	M/s Experion Developers Pvt. Ltd.		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole		
	Phase no.	Not applicable		
9.	Online application ID	RERA-GRG-1773-2024		
10.	License no.	Land allotted by HSVP and conveyance deed is executed vide documentation no. 9563 dated 24.10.2024		
11.	Total licensed area	21544.05 Sq.mtr. (5.496 acres)	Area to be registered	21544.05 Sq.mtr. (5.496 acres)
12.	Projected completion date	OC - 31.10.2032 CC - 31.12.2032		
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.	Number of towers	3 Residential Towers + 1 Convenient shopping below tower 1 + Community buildings, 1 Nursery school+ 3 basement with 1152 proposed car parking space.		
20.	Number of units	Residential: 540 + Commercial shops: 4		
21.	Total Project cost	Rs 1586.10 Cr		
22.	Project expenditure so far	Rs 611.65 Cr		
23.	Estimated expenditure for completion so far	Rs 974.45 Cr		
24.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	LOI	Land allotted by HSVP through LOI Endst No.	N/A

		Z0002/EO018/UE029/LALOT/000000188 dated 29.08.2023	
ii)	Allotment letter	Land allotted by HSVP through allotment through Memo no. Z0002/EO018/UE029/GALOT/0000001455 dated 04.01.2024	
iii)	Revised Zoning cum demarcation Plan Approval	Drg no. D.T.P(G)2693/2024 Dated 04.06.2024	-
iv)	Building plan Approval	Memo no. CTP/DTP(NN)/SB/14302 dated 14.01.2025	13.01.2030
v)	Environmental Clearance	Applied on 20.11.2024	
vi)	Airport height clearance	PALM/NORTH/B/082123/778230 dated 01.09.2023	31.08.2031
vii)	Fire scheme approval	Applied on 19.10.2024	
viii)	Electrical load availability connection (Assurance)	Memo no. Ch-45/ DGR- 26B dated 06.08.2024	
ix)	Service plan and estimate approval	Not applicle (As land is allotted by HSVP)	
25.	Fee Details		
	Registration Fee	Residential- 113776.069 sqm* 5.12 * 10 = Rs 58,25,335/- Commercial-111.218 * 5.12 * 20 = Rs 11,389/- Total = Rs 58,36,724/-	
	Processing Fee	113887.287 * 10 = Rs 11,38,873/-	
	Late Fee	N/A	
	Total Fee	Rs 69,75,597/-	
26.	DD amount	Rs 69,75,598/-	
	DD no. and date	725736 dated 15.01.2025	
	Name of the bank issuing	DBS Bank	
	Deficient amount	No deficit fees	
27.	File Status	Date	
	File received on	15.01.2025	
	First notice Sent on	31.01.2025	
	1 st hearing on	10.02.2025	
	2 nd hearing on	11.02.2025	
28.	Case History:		
	The Promoter M/s Experion Developers Pvt. Ltd. who is a landowner (land allotted from HSVP) applied for the registration of real estate group housing colony namely "The Trillion" located at Sector- 48, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 85344 dated 15.01.2025 and RPIN-858. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-1773-2024. The project area for registration is 5.496 acres and the Land allotted by HSVP through LOI Endst No. Land allotted by HSVP through LOI Endst No. Z0002/EO018/UE029/LALOT/000000188 Dated 29.08.2023.		

	<p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/858 dated 31.01.2025 was issued to the promoter with an opportunity of being heard on 10.02.2025.</p> <p>On 10.02.2025, the matter is adjourned and come up on 11.02.2025 at 3:00 PM.</p> <p>The status of the documents is mentioned below:</p>
29.	<p>Present compliance status as on 11.02.2025 of deficient documents conveyed vide notice dated 31.01.2025.</p> <ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Corrections not submitted. 2. Online DPI needs to be corrected. Status: Corrections not submitted. 3. In conveyance deed the clause no. 4 reproduced as “ The allottee shall have to complete the construction within five years (12.06.2029) from the date of possession of the said land, i.e. 13.06.2024 in accordance with the relevant rules/ regulation. Whereas in REP-II promoter stated that the project construction will be completed till 31.10.2031 (OC date). Accordingly, the promoter needs to update the REP-II or clarify the same. Status: Clarification submitted: The clause allows the Estate Officer to extend the time limit. The promoter set the completion date as 31.12.2032, anticipating construction challenges. The project includes three 45-floor luxury towers, with restrictions on construction timing due to nearby residences and traffic regulations limiting vehicle movement. 4. Environment Clearance needs to be submitted. Status: Applied on 20.11.2024. 5. Fire Scheme approval needs to be submitted. Status: Applied on 19.10.2024, along with affidavit cum undertaking stating that the promoter will submit the approved fire scheme within 3 months from issuance of the registration certificate. 6. Forest NOC from concerned department needs to be submitted. Status: Submitted 7. Approval NOCs from various agencies for connecting external services like road access permission needs to be submitted. Status: Approval NOC from concerned agency not submitted, whereas promoter is submitting a goggle

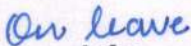

		<p>earth map in which it shows the road access from service road along with 60 m wide sector dividing road.</p> <p>8. Mining Permission needs to be submitted. Status: Not submitted, affidavit cum undertaking submitted stating that the mining permission will be obtained within 3 months from the date of grant of registration certificate.</p> <p>9. PERT chart needs to be revised. Status: Submitted</p> <p>10. Project report along with the brochure of current project and project photos needs to be submitted. Status: Submitted</p> <p>11. Allottee related documents like Draft application form, Draft Allotment letter and Draft BBA needs to be revised. Status: Submitted</p> <p>12. Allottee related documents like Draft Conveyance Deed needs to be submitted. Status: Submitted</p> <p>13. Draft brochure/ advertisement document needs to be revised. Status: Submitted</p> <p>14. Land cost needs to be clarified according to area apply for registration. Status: Submitted</p> <p>15. COI needs to be provided. Status: Submitted</p> <p>16. Quarterly statement of expenditure needs to be provided. Status: Submitted</p> <p>17. Non encumbrance certificate not below the rank of tehsildar needs to revised as the khasra no.'s mentioned in the NEC form are incorrect. Status: Submitted</p> <p>18. KYC of project consultant needs to be provided. Status: Submitted</p> <p>19. Copy of paid challan of EDC and IDC needs to be provided. Status: Submitted</p> <p>20. Board resolution for operation of bank account needs to be revised. Status: Submitted</p> <p>21. CA certificate for net worth needs to be provided. Status: Submitted, but needs to be revised as the provided certificate is not on latest date.</p> <p>22. Bank undertaking needs to be revised. Status: Submitted</p>
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30.	Remarks	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Environment Clearance needs to be submitted. 4. Fire Scheme approval needs to be submitted. 5. CA certificate for net worth needs to be provided. <p>Status: Submitted, but needs to be revised as the provided certificate is not on latest date.</p>
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Recommendation: 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 documents listed at S.no. 30.

Whereas, for the Fire scheme approval and Environment clearance, the promoter shall submit BG/ DD/ Cheque amounting Rs 25 lakhs each as a security to submit the approval within three months.

 Asha Chartered Accountant	 Deepika Planning Executive
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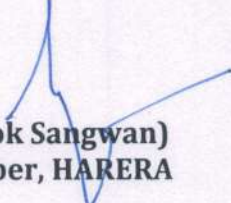
Day and Date of hearing	Tuesday and 11.02.2025
Proceeding recorded by	Ram Niwas


PROCEEDINGS OF THE DAY


Proceedings dated: 11.02.2025

Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Suneet Puri (Director), Sh. Ajay Kumar (AR) and Sh. Anil Kumar (AR) are present on behalf of the promoter.

Approved as proposed, subject to correction in the deficiencies pointed out above and submission of BG of Rs. 25 lakh each for obtaining EC and Fire Scheme approval within a period of three months.


(Ashok Sangwan)
 Member, HARERA


(Vijay Kumar Goyal)
 Member, HARERA


(Arun Kumar)
 Chairman, HARERA

