

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	ROF Normanton Azure		
2.	Name of the promoter	M/s ROF Infratech and Housing Pvt. Ltd.		
3.	Nature of the project	Residential Floors		
4.	Location of the project	Sector- 36, Sohna, Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of the license holder	M/s ROF Infratech and Housing Pvt. Ltd.		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole		
	Phase no.	Not Applicable		
9.	Online application ID	RERA-GRG-1769-2024		
10.	License no.	92 of 2021 dated 12.11.2021	valid up to 11.11.2026	
11.	Total licensed area	14.775 acres	Area to be registered	1.4424 acres
12.	Projected completion date	OC – 30.06.2027		
13.	QPR Compliances (if applicable)	For RC no. 08 of 2022 dated 07.02.2022 granted for DDJAY Plotted colony: Submitted till 1 st Oct 2024- 31 st Dec 2024		
14.	4(2)(I)(D) Compliances (if applicable)	For RC no. 08 of 2022 granted for DDJAY Plotted colony: Not submitted for FY 2022-23 & FY 2023-24		
15.	4(2)(I)(C) Compliances (if applicable)	For RC no. 08 of 2022 granted for DDJAY Plotted colony: Due date of completion: 30.09.2026		
16.	Details of proceedings pending against the project	For RC no. 08 of 2022 granted for DDJAY Plotted colony: RERA-GRG-4468-2022- RC Compliance- Submitted Status: Approved SPE, Approved zoning plan & GST registration certificate within 3 months respectively- Submitted		
17.	RC Conditions Compliances (if applicable)	For RC no. 08 of 2022 granted for DDJAY Plotted colony: Compliance conditions should be submitted within three months of RC. Service Plans and Estimates: 02.12.2022 (Not submitted within the time frame) Approved zoning plan: 13.04.2022 (Submitted Within time frame) GST registration certificate: 04.03.2022 (Submitted Within time frame)		
18.	Number of plots	42 plots (From which 37 plots are Freezed by DTCP)		
19.	Number of units	168 units		
20.	Total Project cost	132.54 Cr		
21.	Project expenditure so far	53.73 Cr		
22.	Estimated expenditure for completion so far	78.81 Cr		



23.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i.	License Approval	92 of 2021 dated 12.11.2021	11.11.2026
	ii.	Zoning Plan Approval	Drg. No. DTCP 8244 dated 11.04.2022	Not applicable
	iii.	Building plan approval	Approved under self-certification and Email issued by DTCP is submitted dated 15.11.2024	14.11.2026
	iv.	Environmental Clearance	Not Submitted	
24.	v.	Service plan and estimate approval	LC-4523-JE(SK)- 2023/28849 dated 31.08.2023	Not applicable
	Fee Details			
	Registration Fee		Residential- 5837.42 x 2.64 x 2.64 x 10= Rs 4,06,845/-	
	Processing Fee		15410.78 x 10= Rs 1,54,108/-	
	Late Fee		N/A	
25.	Total Fee		Rs 5,60,953/-	
	DD Details			
	DD amount		Rs 2,80,000/- Rs 1,85,000/- Rs. 95,953/-	
	DD no. and date		500765 dated 15.10.2024 500764 dated 15.10.2024 739430 dated 28.11.2024	
	Name of the bank issuing		ICICI Bank, PNB	
26.	Deficient amount		-	
	File Status		Date	
	File received on		30.10.2024	
	First notice Sent on		21.11.2024	
	1 st hearing on		25.11.2024	
	2 nd hearing on		09.12.2024	
	3 rd hearing on		06.01.2025	
	4 th hearing on		03.02.2025	
27.	5 th hearing on		05.02.2025	
	Case History: The Promoter M/s ROF Infratech and Housing Pvt. Ltd. who is a license holder applied for the registration of real estate independent residential floors colony namely "ROF Normanton Azure" located at Sector-36, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 81774 dated 30.10.2024 and RPIN-820. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-1769-2024. The project area for registration is 1.4424 acres whereas the total licensed area is 14.775 acres granted under License no – 92 of			



	2021 dated 12.11.2021 valid upto 11.11.2026 after migrated from license no. 109 of 2013 granted for setting up of group housing colony. The application for registration of independent residential floors was scrutinized and 1st deficiency notice is dispatched on 21.11.2024. On 25.11.2024, The matter is adjourned and to come up on 09.12.2024. On 09.12.2024, Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Ashok (AR) is present on behalf of the promoter. There are large number of deficiencies. Moreover, the plots over which the floors are sought to be registered are frozen by DTCP and hence clearance is required from DTCP along with rectification of other deficiencies. The matter to come up on 06.01.2025. On 06.01.2025, Due to gazetted holiday, the matter is adjourned and to come up on 03.02.2025. On 03.02.2025, the matter is adjourned and to come up on 05.02.2025. The status of the documents is mentioned below:
28.	Present compliance status as on 05.02.2025 of deficient documents conveyed vide last hearing dated 03.02.2025. 1. Deficit fee of Rs. 95,953/- needs to be paid. Status: Submitted vide DD no. 739430 dated 28.11.2024. 2. Corrections in REP-I (Part A-H) need to be done. Requisite documents need to be provided in PDF format. Status: Correction not submitted. 3. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. Status: Correction not submitted. 4. The building plans have been approved by the Architect under the self-certification provision of Haryana Building Code 2017. Further, letter from DTCP for the approval of the same needs to be submitted. Status: Email dated 15.11.2024, from DTCP for the approval of building plan for plots on floors are proposed, under self-certification policy is submitted and valid upto 14.11.2026. 5. The promoter needs to submit the current status of the earlier License No. 109 of 2013, which has been migrated into License No. 92 of 2021 for an area measuring 14.775 acres, issued by the DTCP for the development of group housing Colony. Further, you are required to clarify whether the earlier License No. 109 of 2013 is registered with the authority. If not registered, the promoter must provide an explanation for the same. Also, you are required to submit details of the sold and unsold inventory, along with the current status of development works on site.



	Status: Promoter stated that license no. 109 of 2013 was migrated and we had not proceeded with the registration. Whereas, promoter submitted an undertaking regarding no sale till date on which floors are proposed. 6. As per the approved layout plan, the residential floors proposed on the plots are frozen by DTCP, Haryana mentioned in the license as per clause no. (3) which states that 50% saleable area earmarked on the approved layout plan and freezed as per clause 5(i) of DDJAY policy shall be allowed to sell only after the completion of internal development works at site. Hence the same needs to be clarified. Status: Regarding de-freezing of the 50% plots in the licensed plotted colony under DDJAY policy, a request has been made in DTCP, Haryana on 21.10.2024. Further, no clarification has been made till date against the same. 7. The construction and sale of the floors on plots frozen in layout plan by DTCP can be considered only after the same are unfreeze by concerned authority. The status of the frozen plots registered vide registration no. 08 of 2022 needs to be clarified. Status: Letter already given for de-freeze on 21.10.2024 to DTCP, Chandigarh. 8. Environmental Clearance needs to be submitted. Status: Not applicable as area is less than 20,000 sq.m. 9. Natural conservation zone NOC, tree cutting permission NOC from DFO, Forest land diversion and powerline shifting NOC if applicable, needs to be submitted. Status: Submitted 10. Approval NOCs from various agencies for connecting external services like road access, sewerage, water supply, storm water and HUDA water connection needs to be submitted. Status: Road access permission from NHAI, water supply assurance & storm water connection assurance from HSVP is submitted. Whereas, Sewerage and HUDA construction water needs to be submitted. 11. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted 12. Land Title Search report needs to be submitted more than 6 months prior to the date of application of registration need to be submitted. Status: Submitted, whereas the stamp and bar enrollment no. of the advocate is missing. Hence, the same needs to be revised.
--	---



	13. Copy of mutation and aks- shijra duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted. Status: Jamabandi and Aks- shijra submitted, latest mutation needs to be provided after certification by the tehsildar. 14. Project report along with brochure of current project and project photos needs to be submitted. Status: Project report along with brochure of current project submitted but needs to be revised. Whereas, photos need to be submitted. 15. PERT chart of the proposed project needs to be revised. Status: Submitted 16. Draft allottees documents i.e. allotment letter & builder buyer agreement needs to be revised as per prescribed format. Status: Submitted, but needs to be revised. 17. Draft allottees documents, i.e. application form & conveyance deed needs to be revised. Status: Application form submitted. Whereas, conveyance deed needs to be revised. 18. Draft Brochure needs to be revised, and advertisement need to be submitted. Status: Submitted, but needs to be revised. 19. Cost of land amounts to Rs 6981.57 lakhs needs to be clarified according to area applied i.e. 1.4424 for registration. Status: Submitted, but needs to be revised. 20. Project report, KYC of Engineer, CA, Architect, and Consultant needs to be submitted. Status: Project Report needs to be revised as costing details not mentioned. KYC of the CA & Architect needs to be submitted. 21. IDW cost amounts to Rs 746 lakhs mentioned in REP 1 (A-H) whereas per DPI IDW cost is mentioned nil. Clarification needs to be submitted. DPI needs to be revised as financial resources not mentioned and supporting document for financial resources needs to be submitted. Status: As per DPI loan from other sources amounts to Rs 866 lakhs needs to be submitted along with supporting documents and IDW cost needs to be clarified. 22. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted as previously dated was 24.11.2021. Status: Promoter states that Rs 866 lakhs has been taken against BG and non-encumbrance will not be applicable.
--	--

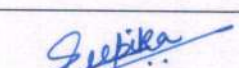
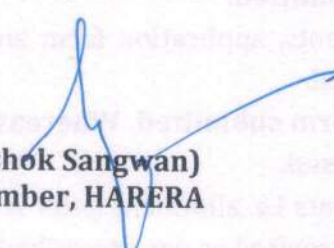
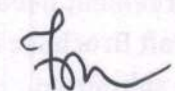


		Loan sanction agreement, repayment schedule and NOC from lender needs to be submitted. 23. Independent auditor report along with audited financial statement needs to be submitted for the financial year 2023-2024. Status: Submitted 24. Clarification needs to be submitted as amount mentioned in CA certificate for expenditure incurred and to be incurred not match with DPI. Status: CA certificate for expenditure incurred and to be incurred dated 03.12.2024 submitted but not match with DPI. Further, DPI needs to be revised 25. Board resolution needs to be revised for specifying same to be 70% collection account as per RERA rules along with KYC of authorized person to operate bank accounts. Status: Board resolution dated 16.11.2024 needs to be revised. 26. Bank Undertaking needs to be submitted. Status: Bank Undertaking needs to be revised as project name is not match with DPI and bank is not accepting any liability based on bank undertaking. Bank details mentioned in REP-1 (A-H) needs to be revised. 27. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. Status: Submitted 28. CA Certificate for net worth on the latest date needs to be submitted. Status: Submitted
29.	Remarks	1. Corrections in REP-I (Part A-H) need to be done. Requisite documents need to be provided in PDF format. 2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. 3. As per the approved layout plan, the residentials floors proposed on the plots are frozen by DTCP, Haryana mentioned in the license as per clause no. (3) which states that 50% saleable area earmarked on the approved layout plan and freezed as per clause 5(i) of DDJAY policy shall be allowed to sell only after the completion of internal development works at site. Hence the same needs to be clarified. Status: Regarding de-freezing of the 50% plots in the licensed plotted colony under DDJAY policy, a request has



	been made in DTCP, Haryana on 21.10.2024. Further, no clarification has been made till date against the same. 4. The construction and sale of the floors on plots frozen in layout plan by DTCP can be considered only after the same are unfreeze by concerned authority. The status of the frozen plots registered vide registration no. 08 of 2022 needs to be clarified. Status: Letter already given for de-freeze on 21.10.2024 to DTCP, Chandigarh. 5. Approval NOCs from various agencies for connecting external services like road access, sewerage, water supply, storm water and HUDA water connection needs to be submitted. Status: Road access permission from NHAI, water supply assurance & storm water connection assurance from HSVP is submitted. Whereas, Sewerage and HUDA construction water needs to be submitted. 6. Land Title Search report needs to be submitted more than 6 months prior to the date of application of registration need to be submitted. 7. Copy of mutation duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted. 8. Project report along with brochure of current project and project photos needs to be submitted. Status: Project report along with brochure of current project submitted but needs to be revised. Whereas, photos need to be submitted. 9. Draft allottees documents, application form and conveyance deed needs to be revised. Status: Application form submitted. Whereas, conveyance deed needs to be revised. 10. Draft allottees documents i.e. allotment letter & builder buyer agreement needs to be revised as per prescribed format. 11. Draft Brochure needs to be revised, and advertisement need to be submitted. 12. Cost of land amounts to Rs 6981.57 lakhs needs to be clarified according to area applied i.e. 1.4424 for registration. 13. Project report, KYC of Engineer, CA, Architect, and Consultant needs to be submitted. 14. IDW cost amounts to Rs 746 lakhs mentioned in REP 1 (A-H) whereas per DPI IDW cost is mentioned nil. Clarification needs to be submitted. DPI needs to be revised as financial resources not mentioned and supporting document for financial resources needs to be submitted.
--	---



	15. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted as previously dated was 24.11.2021. Status: Promoter states that Rs 866 lakhs has been taken against BG and non-encumbrance will not be applicable. Loan sanction agreement, repayment schedule and NOC from lender needs to be submitted. 16. Clarification needs to be submitted as amount mentioned in CA certificate for expenditure incurred and to be incurred not match with DPI. 17. Board resolution needs to be revised for specifying same to be 70% collection account as per RERA rules along with KYC of authorized person to operate bank accounts. 18. Bank Undertaking needs to be submitted.
 Asha Chartered Accountant	 Deepika Planning Executive
Day and Date of hearing	Wednesday and 05.02.2025
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
Proceedings dated: 05.02.2025 Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Raj Kaushik (Authorized Signatory), Ms. Vaishali Garg (Authorized Signatory) are present on behalf of the promoter. The AR seeks Three weeks' time to submit the order from DTCP for unfreezing the plots/floors. The matter to come up on 24.02.2025.	
 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA
 (Arun Kumar) Chairman, HARERA	