

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

PROJECT	DALCORE THE FALCON
PROMOTER	M/S AHIR INFRASPACE PVT. LTD.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

SECTION 4 OF THE ACT OF 2016				
S.No	Particulars	Details		
1.	Name of the project	Dalcore The Falcon		
2.	Name of the promoter	M/s Ahir Infraspac Pvt. Ltd.		
3.	Nature of the phase	Group Housing		
4.	Location of the project	Sector – 53, Gurugram.		
5.	Legal capacity to act as a promoter	Allotment through auction from HSVP		
6.	Status of project	New		
7.	Whether registration applied for whole/Phase	Whole		
8.	Phase no. (If applicable)	N/A		
9.	Online application ID	RERA-GRG-1838-2024		
10.	License no.	N/A		
11.	Total licensed area	2.009 acres	Area to be registered	2.009 acres
12.	Project completion date as declared u/s 4(2)(I)(C)	31.03.2031		
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	1 Residential tower		
19.	Number of units	100 dwelling units		
20.	Total Project cost	Rs. 595.95 crores		
21.	Project Expenditure So far	139.78 crores		
22.	Estimates expenditure for completion so far	456.17 crores		
23.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	License Approval	N/A	
	2.	Allotment details	HSVP memo no. ZO002/EO018/UE029/GALOT/0000001441 dated 02.01.2024	

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3.	Revised Zoning plan approval	CTP(HSVP)19/2024 dated 11.10.2024	
	Building plan approval	CTP/DTP(AM)/SB/328895 dated 05.12.2024	04.12.2029
	Environmental Clearance	EC24C3801HR5699379N dated 14.11.2024	
	Airport Height Clearance	PALM/NORTH/B/112823/839462 dated 09.07.2024	08.07.2032
	Fire scheme approval	Not submitted	
	Service plan and estimate approval	N/A	
	Electrical load availability connection	Ch-33/Drg.-26B dated 12.06.2024	
16.	Fee Details		
	A) Registration fee for	<u>Residential:</u> (25504.943 x 3.15 x 10) = Rs. 8,03,406/- <u>Commercial:</u> (40.661x 3.15 x 20) =Rs. 2,562/- <u>Total</u> =Rs. 8,05,968/-	
	B) Processing Fee	(25656.881 x 10) = Rs. 2,56,569/-	
	C) Late Fee	N/A	
	Total Fee (A+B+C)	Rs. 10,62,537/-	
17.	DD Details		
	DD No. and Date	000763 dated 10.12.2024 000765 dated 10.12.2024	
	Fees Paid	Rs. 8,95,000/- Rs. 1,71,000/-	
	Name of the bank issuing	ICICI Bank	
	Deficit fee	Nil	
18.	File Status	Date	
	File received on	31.12.2024	
	First notice Sent on	17.01.2025	
	1 st reply submitted on	31.01.2025	
	1 st hearing on	27.01.2025 (Adjournment)	
19.	Case History: - The promoter M/s Ahir Infraspaces Pvt. Ltd. has applied on 31.12.2024 for registration of the Group Housing Project namely "Dalcore The Falcon" under section 4 of Real Estate (Regulation and Development), Act 2016. The project pertains to group housing site (GH25) measuring		

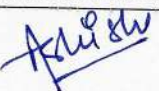

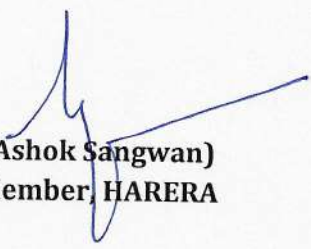


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	<p>2.009 acres situated in sector- 53, Gurugram allotted by HSVP through auction to M/s Ahir Infraspace Pvt. Ltd.</p> <p>The file was scrutinized, and deficiencies were conveyed to the promoter vide notice dated 17.01.2025 and date of hearing was fixed for 27.01.2025. On 27.01.2025, the matter was adjourned to 05.02.2025.</p> <p>The reply dated 24.01.2025 submitted by the promoter has been scrutinized and the status of remaining deficiencies is mentioned below.</p>
<p>20.</p>	<p>Present compliance status as on 04.02.2025 of deficient documents as conveyed in the notice dated 17.01.2025</p> <ol style="list-style-type: none"> 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: Corrected copy needs to be submitted. Corrections in the online DPI need to be made. Status: Corrected copy needs to be submitted. The documents submitted along with the application for registration of the project need to be duly stamped and signed by the authorized signatory of the applicant promoter. Status: Done As per the allotment letter issued by HSVP you have to obtain permission from HSVP to transfer the site or create any right/title/interest thereon. Accordingly, you are required to obtain the same from HSVP and submit to the Authority. Status: Submitted Land title search report needs to be submitted. Status: Submitted Remaining floor plans for 1BHK, 2 BHK and penthouses need to be submitted. Status: Submitted Service estimates need to be submitted. Status: Submitted Approved fire scheme along with plans needs to be submitted. Status: Not submitted. Promoter undertakes to submit the same within one month. Mining permission needs to be submitted. Status: Not submitted Zoning plan needs to be re-submitted on A2 size laminated sheet. Status: Submitted Structural plan needs to be submitted. Status: Submitted Street light plan and landscape/green area plan needs to be submitted. Status: Submitted PERT chart of the project needs to be revised.

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		<p>Status: Submitted</p> <p>14. The application form needs to be revised.</p> <p>Status: Submitted</p> <p>15. Payment plan needs to be revised.</p> <p>Status: Submitted</p> <p>16. Revised brochure and advertising material need to be submitted.</p> <p>Status: Submitted</p> <p>17. Land cost needs to be clarified according to area apply for registration.</p> <p>Status: Submitted but Clarification required</p> <p>18. NOC from lender needs to be provided.</p> <p>Status: Submitted</p> <p>19. Project report needs to be provided.</p> <p>Status: Submitted</p> <p>20. REP II needs to be submitted.</p> <p>Status: Submitted</p> <p>21. CHG form needs to be submitted.</p> <p>Status: Submitted</p> <p>22. Bank undertaking needs to be provided.</p> <p>Status: Submitted</p> <p>23. Cash flow statement needs to be provided.</p> <p>Status: Submitted</p> <p>24. Others in loan and advances need to be clarified.</p> <p>Status: Submitted</p> <p>25. Quarterly statement of expenditure and sources needs to be provided.</p> <p>Status: Submitted</p> <p>26. CA certificate for net worth needs to be provided.</p> <p>Status: Needs to be submitted</p> <p>27. Copy of paid challan of EDC and IDC needs to be provided.</p> <p>Status: Submitted</p> <p>28. Board resolution for the operation of bank accounts needs to be provided.</p> <p>Status: Submitted</p> <p>29. KYC of Authorized person for operation of bank account needs to be provided.</p> <p>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.</p> <p>Status: Corrected copy needs to be submitted.</p> <p>2. Corrections in the online DPI need to be made.</p> <p>Status: Corrected copy needs to be submitted.</p> <p>3. Approved fire scheme along with plans needs to be submitted.</p>

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		<p>Status: Not submitted. Promoter undertakes to submit the same within one month.</p> <p>4. Mining permission needs to be submitted.</p> <p>Status: Not submitted</p> <p>5. Land cost needs to be clarified according to area apply for registration.</p> <p>Status: Submitted but Clarification required</p> <p>6. CA certificate for net worth needs to be provided.</p> <p>Status: Needs to be submitted</p>
<p>Recommendation: the application for registration of the project u/s 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the corrections in form REP-I, DPI, approved fire scheme, mining permission, clarification of land cost and CA certificate for net worth. It is recommended that the Authority may consider for grant of registration subject to the deposition of Rs. 25 lacs as security amount to submit the approved fire scheme within 3 months, and submission of corrected copies of form REP-I and DPI, clarification of land cost and CA certificate for net worth before issuance of registration certificate as well as mining permission before commencement of construction.</p>		
<p> (Ashish Dubey) Chartered Accountant</p>		<p> (Neeraj Gautam) Associate Architectural Executive</p>
<p>Day and Date of hearing</p>		<p>Wednesday and 05.02.2025</p>
<p>Proceeding recorded by</p>		<p>Ram Niwas</p>
<p align="center">PROCEEDINGS OF THE DAY</p>		
<p>Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.</p> <p>Sh. Tarun Yadav, Sh. Harshvardhan Yadav and Sh. Manjeet Singh are present on behalf of the promoter.</p> <p>Approved as proposed. The certificate shall be issued after rectification of remaining deficiencies pointed out in para no. 21 above.</p>		
<p> (Ashok Sangwan) Member, HARERA</p>		<p> (Vijay Kumar Goyal) Member, HARERA</p>
<p align="center"> (Arun Kumar) Chairman, HARERA</p>		

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