

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**Project - The Empire Centre
RERA-GRG-1798-2024**
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	The Empire Centre	
2.	Name of the promoter	M/s Essel Infra LLP	
3.	Nature of the project	Commercial Colony	
4.	Location of the project	Sector-43, Gurugram	
5.	Legal capacity to act as a promoter	Third Party Right Holder	
6.	Name of the license holder	Allotment from HSVP vide memo no. ZO002/EO018/UE029/GALOT/0000000649 dated 14.07.2022	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1798-2024	
10.	License no.	Allotment from HSVP	
11.	Total licensed area	0.7710 acres	Area to be registered 0.7710 acres
12.	Projected completion date	REP-II needs to be revised.	
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	1	
20.	Number of units	181	
21.	Total Project cost	Rs 359.89/- crores	
22.	Project Expenditure So far	Rs 158.36/- crores	
23.	Estimates expenditure for completion so far	Rs 201.53/- crores	
24.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
			Validity upto
	i)	License Approval	Allotment from HSVP dated 14.07.2022
	ii)	Zoning Plan Approval	D.T.P(G)2589/2022 dated 21.12.2022/20.03.2023



	iii)	Building plan Approval	CTP/DTP(AM)/SB/260790 dated 27.09.2024	26.09.2029
	iv)	Environmental Clearance	SEAC/HR/2024/209 dated 31.01.2025	30.01.2035
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/755/4435-38 dated 20.10.2022	19.10.2030
	vi)	Fire scheme approval	FS/2024/1689 dated 27.12.2024	-
	vii)	Service plan and estimate approval	N/A	
25.	Fee Details			
		Registration Fee	15,974.40 * 5.12 * 20 = Rs 16,35,779/-	
		Processing Fee	15,974.40 * 10 = Rs 1,59,744/-	
		Late Fee	N/A	
		Total Fee	Rs 17,95,523/-	
26.	DD amount		Rs 1,59,800/- Rs 5,59,150/- Rs 10,76,573/-	
	DD no. and date		515711 dated 23.12.2024. 515712 dated 23.12.2024. 515760 dated 20.01.2025.	
	Name of the bank issuing		ICICI Bank	
	Deficient amount		NIL	
27.	File Status		Date	
	File received on		24.12.2024	
	First notice Sent on		17.01.2025	
	First hearing on		20.01.2025	
	Second hearing on		10.02.2025	
	Third hearing on		11.02.2025	
28.	Case History:			
	<p>The Promoter M/s M/s Essel Infra LLP. who is a third party right holder (Allotment from HSVP dated 14.07.2022) applied for the registration of real estate commercial colony namely "The Empire Centre" located at Sector- 43, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 84357 dated 24.12.2024 and RPIN-852. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1798-2024. The project area for registration is 0.7710 acres and the total area i.e., 0.7710 acres granted vide allotment from HSVP vide memo no. ZO002/EO018/UE029/GALOT/0000000649 dated 14.07.2022.</p> <p>The HSVP has allotted the land for the development of commercial colony over an area admeasuring 0.7710 acres. The Conveyance deed has been executed on 13.11.2024.</p>			



	<p>The application for registration of commercial colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/852 dated 17.01.2025 was issued to the promoter with an opportunity of being heard on 20.01.2025.</p> <p>On 20.01.2025, the matter was adjourned and fixed for 10.02.2025.</p> <p>On 10.02.2025, the matter is adjourned and fixed for 11.02.2025 at 3 pm.</p> <p>The promoter has submitted the reply on 31.01.2025, 03.02.2025 and 07.02.2025 which were scrutinized and the status of the documents is mentioned below:</p>	
29.	<p>Present compliance status as on 11.02.2025 of deficient documents conveyed through notice dated 17.01.2025.</p>	<ol style="list-style-type: none">1. Deficit Fee - Rs 10,76,573/- needs to be submitted. Status: Submitted vide DD no. 515760 dated 20.01.2025 amounting to Rs 10,76,573/-.2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted.3. Online DPI needs to be corrected. Status: Submitted but needs to be revised.4. As per the allotment letter issued by HSVP, you have to obtain permission from HSVP for creating any right therein. The same needs to be obtained from concerned department and to be submitted in the authority. Status: Submitted. Vide memo no. 10239 dated 03.11.2023.5. Environment Clearance needs to be submitted. Status: Submitted. Approved vide no. SEAC/HR/2024/209 dated 31.01.2025.6. Airport height clearance need to be submitted. Status: Submitted. Approved vide memo no. AAI/RHQ/NR/ATM/NOC/2022/755/4435-38 dated 20.10.2022.7. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Submitted. Approved vide memo no. FS/2024/1689 dated 27.12.2024.8. Forest NOC from concerned department needs to be submitted. Status: Submitted. Approved vide no. G04-DFV-B58W.9. Affidavit/ NOC for Tree Cutting needs to be submitted. Status: Affidavit for non-applicability submitted.10. Affidavit/ NOC for Forest Land Diversion needs to be submitted. Status: Affidavit for non-applicability submitted.11. Affidavit/ NOC for Powerline Shifting needs to be submitted. Status: Affidavit for non-applicability submitted.12. Approval NOC's from various agencies for connecting external services like road access, water supply, sewerage and storm water needs to be submitted.



	<p>Status: Water supply, sewerage and storm water Submitted. The promoter stated that the road access is not required as site is already connected to existing 18mtr and 12mtr internal road.</p> <p>13. Layout plan superimposed on the demarcation plan needs to be submitted. Status: Submitted.</p> <p>14. Pert chart needs to be submitted. Status: Submitted but needs to be revised.</p> <p>15. Draft Builder buyer agreement needs to be revised. Status: Submitted but needs to be revised.</p> <p>16. Mining permission needs to be submitted. Status: Submitted. Permit no. 6270 dated 02.02.2025 valid upto 03.11.2025.</p> <p>17. REP-II needs to be revised. Status: Submitted but needs to be revised.</p> <p>18. Draft Brochure needs to be submitted. Status: Submitted but needs to be revised.</p> <p>19. Land cost needs to be clarified according to area apply for registration. Status: Submitted but needs to be revised.</p> <p>20. Project report needs to be revised. Status: Submitted.</p> <p>21. Original LLP agreement needs to be submitted along with object clause. Status: Submitted.</p> <p>22. CHG form needs to be submitted. Status: Submitted.</p> <p>23. Loan sanction, repayment schedule and disbursement schedule needs to be submitted. Status: Submitted.</p> <p>24. CA certificate for non- default needs to be submitted. Status: Submitted.</p> <p>25. Cash flow statement needs to be submitted. Status: Submitted.</p> <p>26. CA certificate for net worth needs to be submitted. Status: Submitted but needs to be revised as net worth within a period of 6 months needs to be submitted.</p> <p>27. Quarterly statement of expenditure and sources needs to be submitted. Status: Submitted but needs to be revised.</p> <p>28. Latest non encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Submitted.</p> <p>29. Others in loan and advance needs to be clarified. Status: Submitted.</p>
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		<p>30. Bank Undertaking needs to be submitted. Status: Submitted. However, original Bank undertaking needs to be revised with the details of name, employee code and designation of the Authorized signatory.</p> <p>31. Board resolution for operation of bank accounts needs to be provided along with KYC of authorized person. Status: Submitted.</p> <p>32. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. Status: Submitted.</p> <p>33. KYC of project consultant needs to be submitted. Status: Submitted.</p> <p>34. CA certificate for expenditure incurred to be incurred needs to be submitted. Status: Submitted.</p> <p>35. CA certificate for REP 1 to be incurred needs to be submitted. Status: Submitted.</p>
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 revised.3. Approval NOC's from various agencies for connecting external services like road access, water supply, sewerage and storm water needs to be submitted. Status: Water supply, sewerage and storm water Submitted. The promoter stated that the road access is not required as site is already connected to existing 18mtr and 12mtr internal road.4. Pert chart needs to be revised.5. Draft Builder buyer agreement needs to be revised.6. REP-II needs to be revised.7. Draft Brochure needs to be revised.8. Land cost needs to be clarified according to area apply for registration.9. CA certificate for net worth within a period of 6 months needs to be submitted.10. Quarterly statement of expenditure and sources needs to be revised.11. Bank Undertaking with the details of name, employee code and designation of the Authorized signatory needs to be submitted.
<p>Recommendations:</p> <p>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 correction in A to H, corrections in online DPI, Bank Undertaking and the documents mentioned above.</p>		



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

On Leave

Asha
Chartered Accountant

Ashish
11/02/25

Ashish Kush
Planning Executive

Day and Date of hearing	Tuesday and 11.02.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 11.02.2025

Sh. Ashish Kush, Planning Executive briefed about the facts of the case.

Sh. Navneet Kumar (AR), Sh. Ravi Kant (AR), Sh. Dheeraj Yadav (AR) and Sh. Virendra Bansal (CA) are present on behalf of the promoter.

Approved as proposed subject to rectification of deficiencies mentioned above including correction in A-H form and Online DPI.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form and Online DPI.

(Signature)
(Ashok Sangwan)
Member, HARERA

(Signature)
(Vijay Kumar Goyal)
Member, HARERA

(Signature)
(Arun Kumar)
Chairman, HARERA