

Project - Indiabulls Estate & Club-I
Promoter - M/s Indiabulls Pharmacare Ltd.
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Indiabulls Estate & Club-I	
2.	Name of the promoter	M/s Indiabulls Pharmacare Ltd.	
3.	Nature of the project	Group Housing Colony.	
4.	Location of the project	Sector- 104, Gurugram	
5.	Legal capacity to act as a promoter	Joint Development/Marketing Rights	
6.	Name of the license holder	M/s Juventus Estate Pvt. Ltd. and others	
7.	Name of the Collaborator	M/s Marina Infrastructure Ltd and M/s Juventus Estate Pvt. Ltd.	
8.	Status of project	New	
9.	Whether registration applied for whole	Phase	
	Phase no.	4	
10.	Online application ID	RERA-GRG-1755-2024	
11.	License no.	1. 246 of 2007 dated 29.10.2007 renewed up to 28.10.2029. 2. 56 of 2011 dated 23.06.2011 renewed up to 22.06.2029. 3. 66 of 2012 dated 21.06.2012 renewed up to 20.06.2025. 4. 37 of 2012 dated 22.04.2012 renewed up to 21.04.2025. 5. 67 of 2012 dated 21.06.2012 renewed up to 20.06.2025. 6. 43 of 2014 dated 16.06.2014 renewed up to 15.06.2029. 7. 44 of 2014 dated 16.06.2014 renewed up to 15.06.2029.	
12.	Total licensed area	34.0229 acres	Area applied 11.6211 acres
13.	Projected completion date	14.10.2029.	
14.	QPR Compliances (if applicable)	N/A	
15.	4(2)(I)(D) Compliances (if applicable)	N/A	
16.	4(2)(I)(C) Compliances (if applicable)	N/A	
17.	Status of change of bank account	N/A	
18.	Details of proceedings pending against the project	N/A	
19.	RC Conditions Compliances (if applicable)	N/A	
20.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
i)	License Approval	246 of 2007 dated 29.10.2007	28.10.2029
		56 of 2011 dated 23.06.2011	22.06.2029
		66 of 2012 dated 21.06.2012	20.06.2025
		37 of 2012 dated 22.04.2012	21.04.2025
		67 of 2012 dated 21.06.2012	20.06.2025
		43 of 2014 dated 16.06.2014	15.06.2029



		44 of 2014 dated 16.06.2014	15.06.2029
ii)	Zoning Approval Plan	DRG. NO. DTCP 7549. Dated 21.09.2020	
iii)	Revised Building plan approval	ZP-968-VIII/JD(RD)/2024/30188 dated 24.09.2024	23.09.2029
iv)	Environmental Clearance	Not Submitted	
v)	Airport clearance height	PALM/NORTH/B/012524/896067 dated 19.02.2024	18.02.2032
vi)	Fire approval scheme	Not Submitted	
vii)	Revised Service plan and estimate approval	Not Submitted	
21.	Fee Details		
	Registration fee	Residential - 74,794.906 * 3 * 10 = Rs 22,43,847/- Commercial - 358.776 * 3 * 20 = Rs 21,527/- Total = Rs 22,65,374/-	
	Processing fee	75,153.682 * 10 = Rs 7,51,537/-	
	Late fee @650% (Late fee has been levied from 28, Oct 18 to 30.10.2024 i.e., 50% of registration fees per 6 months of delay)	= 22,65,374 x 6.5 = Rs. 1,47,24,931/-	
	Total	22,65,374 + 7,51,537 + 1,47,24,931 = Rs 1,77,41,842 /-	
	DD amount	Rs 15,04,000/- Rs. 1,62,37,842/- Total - Rs 1,77,41,842 /-	
	DD details	097275 dated 09.10.2024. 118903 dated 03.12.2024.	
	Name of the bank issuing	HDFC Bank	
	Total amount to be considered	1,77,41,842 - 15,04,000 = 1,62,37,842/-	
	Deficient amount	NIL	
	File Status	Date	
	File received on	30.10.2024	
	First hearing on	25.11.2024	
	First notice Sent on	25.11.2024	
	Documents submitted on	03.12.2024	

	Second hearing on	09.12.2024
22.	<p>Case History: The Promoter i.e., M/s Indiabulls Pharmacare Ltd. has applied (online and manual) on dated 30.10.2024 for registration of their Group housing colony namely "Indiabulls Estate & Club-I" in Sector 104, Gurugram. The project area for registration is 11.6211 acres but the licensed area i.e., 34.0229 acres. This application relates to the license no. 246 of 2007 dated 29.10.2007 renewed up to 28.10.2029, 56 of 2011 dated 23.06.2011 renewed up to 22.06.2029, 66 of 2012 dated 21.06.2012 renewed up to 20.06.2025, 37 of 2012 dated 22.04.2012 renewed up to 21.04.2025, 67 of 2012 dated 21.06.2012 renewed up to 20.06.2025, 43 of 2014 dated 16.06.2014 renewed up to 15.06.2029 and 44 of 2014 dated 16.06.2014 renewed up 15.06.2029. The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/819 dated 25.11.2024 was issued to the promoter.</p> <p>Brief facts of the case are as follows: -</p> <ol style="list-style-type: none"> 1. The licenses i.e., 246 of 2007 dated 29.10.2007, 56 of 2011 dated 23.06.2011, 66 of 2012 dated 21.06.2012, 37 of 2012 dated 22.04.2012, 67 of 2012 dated 21.06.2012 have been granted for the development of group housing colony having total area admeasuring 28.66665 acres located at sector-104, Gurugram and the building plans were approved by DTCP vide memo no ZP-968/AD(RA)/2014/12051 dated 06.06.2014. 2. Thereafter, the promoter has obtained two more licenses i.e., 43 of 2014 dated 16.06.2014 and 44 of 2014 dated 16.06.2014 and total licensed area becomes 34.0229 acres. 3. Further, DTCP has approved the revised building plans vide memo no ZP-968/SD(BS)/2017/3051 dated 16.02.2017 and in the revised building plan, the area applied for registration is marked as future expansion. After that Interim RERA has registered the project vide RC no 160(a) of 2017 dated 21.11.2017 valid up to 30.04.2022 + 6 months COVID = 30.10.2022 (Lapsed) for an area admeasuring 34.0229 acres. However, in the noting it is found that application has been received for 10.7234 acres (phase I). 4. Further DTCP has approved the revised building plans in the year 2018, 2021, 2023 in which the area applied for registration is shown as future expansion only and that part is registered with the Authority in the name of "Hero Homes" vide RC no 24 of 2018 dated 13.11.2018 and "Hero Homes Tower 8" vide Rc no 87 of 2023 dated 28.08.2023. 5. Finally, DTCP has approved the phasing plan of whole area admesuring 34.0229 acres vide memo no. ZP-968-VIII/JD(RD)/2024/30188 dated 24.09.2024 in which there are 8 phases (RERA Registered phase -A, RERA Registered phase -B, OC granted phase-C, Phase 2 to Phase-6). The DTCP has approved the revised building plans again vide memo no ZP-968-VIII/JD(RD)/202/30500 dated 26.09.2024. 6. The DTCP has granted the inprinciple approval of Joint development/marketing rights in favour of M/s Indiabulls Pharmacare Ltd. (75153.68 sqmtr) vide memo no LC-1590(A) Vol.-III/JE(AK)/2024/32636 dated 24.10.2024. 7. The DTCP has granted the final approval of Joint development/marketing rights in favour of M/s Indiabulls Pharmacare Ltd. (75153.68 sqmtr) vide memo no LC-1590A-Vol-III-JE(AK)-2024/375000-05 dated 02.12.2024. <p>Proceedings dated 25.11.2024. As the notice was not dispatched, the matter is adjourned to 09.09.2024.</p>	



<p>23. Present compliance status as on 09.12.2024 of deficient documents as observed against the deficiency notice dated 25.11.2024.</p>	<ol style="list-style-type: none">1. Deficit fee of Rs. 1,62,37,842/- needs to be submitted. Status - Submitted Rs. 1,62,37,842/-vide DD no 118903 dated 03.12.2024 of HDFC bank. Further, the promoter states that late fee of Rs. 1,47,24,929/- is submitted under protest.2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status - Not submitted.3. Online DPI needs to be corrected. Status - Not submitted.4. Status of 3rd party rights created in the project needs to be submitted since the grant of all licenses as the building plans of the project were approved by DTCP on 06.06.2014 also. Status - An affidavit has been submitted by Authorized signatory wherein it stated that promoter has not created any third-party rights over that project and project land lying in phase-IV as has been approved by DTCP as per the phasing policy dated 24.04.2023.5. 2/3rd consents of existing allottees needs to be submitted, if any. Status - An affidavit has been submitted by Authorized signatory wherein it stated that since no third-party rights has been created over the project and project land, therefore 2/3rd consents of the existing allottees is not erquied to be submitted by the promoter.6. Renewal of license no 246 of 2007 needs to be submitted. Status - Submitted and the license is renewed up to 28.10.2029.7. Environmental clearance needs to be submitted. Status - Not submitted.8. Fire Scheme approval needs to be submitted. Status - Not submitted.9. Revised approved service plans and estimates needs to be submitted. Status - Not submitted.10. REP-II needs to be revised. Status - Submitted.11. Road access permission needs to be submitted. Status - Not submitted. Further, promoter stated that, project land is naturally deriving access from service road of Northern Peripheral Road. As per building plan approved by DTCP, service road and green belt of NPR are forming out of their project land.12. Airport height clearance needs to be submitted. Status - Submitted.13. Mining permission needs to be submitted. Status - Submitted.
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		<p>14. Aksjra and mutation certified on latest dates needs to be submitted. Status - Submitted.</p> <p>15. Registered collaboration agreement needs to be submitted. Status - Submitted.</p> <p>16. Draft conveyance deed needs to be submitted. Status - Submitted.</p> <p>17. Draft allottees documents i.e., allotment letter and BBA as per prescribed format needs to be revised and submitted. Status - Submitted but in BBA payment plan is missing.</p> <p>18. Costing details in REP-1 (A-H) needs to be revised. Not Submitted</p> <p>19. Original CA Certificate dated 03.10.2024 for non-default needs to be submitted. CA Certificate for net worth on latest date need to be submitted. Submitted.</p> <p>20. Bank Undertaking needs to be revised. Submitted.</p> <p>21. CA Certificate for expenditure incurred and to be incurred needs to be submitted. Submitted.</p> <p>22. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. Submitted.</p> <p>23. The revenue sharing model with landowners in collaboration agreement needs to be submitted. Submitted.</p> <p>24. Challan and Schedule of payment of IDC, EDC, Conversion Fees and License Fees paid for the project needs to be submitted. Submitted.</p> <p>25. Quarterly net cash flow statement, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. Submitted.</p>
24.	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Status of 3rd party rights created in the project needs to be submitted since the grant of all licenses as the building plans of the project were approved by DTCP on 06.06.2014 also.</p> <p>4. 2/3rd consents of existing allottees needs to be submitted, if any.</p> <p>5. Environmental clearance needs to be submitted.</p> <p>6. Fire Scheme approval needs to be submitted.</p> <p>7. Revised approved service plans and estimates needs to be submitted.</p>



HARERA
GURUGRAM

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8. Road access permission needs to be submitted.
9. Draft allottees documents i.e., BBA as per prescribed format needs to be revised.
10. Costing details in REP-1 (A-H) needs to be revised.

Ashish Dubey

Ashish Dubey
Chartered Accountant

Shashank Sharma

Shashank Sharma
Associate Engineer Executive

Day and Date of hearing

Monday and 09.12.2024.

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 09.12.2024.

Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Ankur Arora (AR), Sh. Akhil Malhotra (AR), Sh. Tarun Arora (AR) and Ms. Ankita Saikia (AR) are present on behalf of the promoter.

The promoter has submitted an undertaking that no third-party rights have been created in respect of the earlier approved building plan of the area which is applied for registration i.e., phase 4 as per the approved phasing by DTCP.

Keeping in view of the above, a 10 days public notice be issued in three prominent newspapers (two english and 1 hindi) for inviting objections with respect to the creation of third-party rights, if any.

The matter to come up on 23.12.2024.

(Ashok Sangwan)
Member, HARERA

v.1-3
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA