

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No.	Particulars	Details
1.	Name of the project	Neo Astoria
2.	Name of the promotor	M/s Neo Value Homes LLP
3.	Nature of the project	Commercial Plotted Colony
4.	Location of the project	Sector-106, Gurugram.
5.	Legal capacity to act as a promoter	Collaborator
6.	Name of the license holder	Deepak Parkash Sharma and 8 others
7.	Name of the Collaborator	M/s Neo Value Homes LLP
8.	Status of project	New
9.	Online Application ID	RERA-GRG-1694-2024
10.	File Status	Date
	Project received on	20.09.2024
	1 st Hearing on	14.10.2024
11.	Case History: The promoter i.e. M/s Neo Value Homes LLP has again applied (online and manual) on dated 20.09.2024 for registration of their Commercial Plotted Colony colony namely "Neo Astoria" under section 4 of the Act of 2016. After scrutiny of the file, it was found that the approval of Standard Design of SCO's is not available in the file submitted by the promoter. Further, the promoter has submitted the DD amounting Rs. 1,00,000/- via DD no 006091 dated 20.09.2024 along with the file. Therefore, in the absence of approved architectural control sheet, the registration fee and processing fee cannot be calculated and the subsequent approval like Service plan & estimates etc. are not even applied. The same application was also earlier submitted in the authority on 15.07.2024 which was returned vide proceeding dated 13.08.2024 which is reproduced below:- <i>Ms. Prachi Singh, Planning Executive briefed about the facts of the project.</i> <i>Sh. Om Singh (AR) is present on behalf of the promoter.</i> <i>The AR states that approval of standard design of commercial units has been applied but not yet granted. In view of the same the application is being returned for resubmission after receipt of</i>	



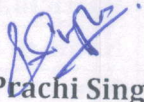
HARERA
GURUGRAM

Promoter Name
Project Name

M/s Neo Value Homes LLP
Neo Astoria

necessary documents. The processing fee is forfeited and registration fee if deposited any be refunded/adjusted.

So, accordingly file is put up with a proposal that the application of the promoter may be returned with the direction to submit the file after obtaining the essential approvals.


(Prachi Singh)
Planning Executive

Day and Date of hearing

Monday and 14.10.2024

Proceeding recorded by

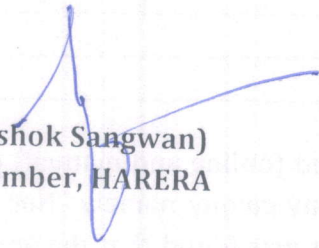
Sh. Ram Niwas

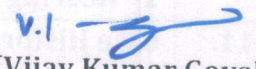
PROCEEDINGS OF THE DAY

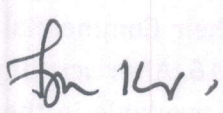
Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

Sh. Anshul Gupta is present on behalf of the promoter.

The AR states that approval of standard design of commercial units has been applied but not yet granted. In view of the same, file to be returned and processing fee shall be forfeited as the application for registration was submitted without even the basic documents required for processing the same.


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA