

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Walstreet RERA-GRG-PROJ-1792-2024

Hearing b	orief for	project	registration	u	/s4	
-----------	-----------	---------	--------------	---	-----	--

S.No.	Parti	culars	Details		
1.	Name of the project		Walstreet 88A		
2.		e of the promoter	M/s Walton Buil	ders LLP	ste belvnik fri
3.		re of the project	Commercial Plot	ted Colony (SCO)	
4.	Location of the project		Sector – 88A, Vil	lage- Harsaru, Distrio	ct Gurugram.
5.	Legal capacity to act as a promoter		license holder	Staat ta	en antiskerajul
6.	Name	e of license holder	M/s Walton Buil	ders LLP	
7.	Statu	s of project	New		
8.	Whet appli	ther registration ed for whole/phase	Whole Project	19.20 301	
9.	Completion date as 15.11.2029 mentioned in REP-II				
10.	Onlin	e application ID	RERA-GRG-PROJ	-1792-2024	
11.	QPR Compliances (if applicable)		N/A		
12.	4(2)(l)(D) Compliances (if applicable)		N/A	inel di prin	and showing the later of the second
13.	4(2)(l)(C) Compliances (if applicable)		N/A		amin machine alle (1)
14.	Status of change of bank account (if applicable)		N/A		
15.	5. Details of proceedings pending against the project (if applicable)		N/A		
16.	RC Conditions Compliances (if applicable)		N/A	Contrat Re-	
17.	Total	cost of the project	Rs. 53.85 crore	the second second second	
18.	Expenditure Incurred so far		Rs. 34.35 crore		
19.	Expe	nditure to be Incurred	Rs. 19.50 crore		
20.	Licen	se no.	157 of 2024 date	ed 17.11.2024	valid upto 16.11.2029
21.	Total licensed area		2.10 acres	Area to be registered	2.10 acres
22.	Statu	tory approvals either a	pplied for or obta		tration
	S.No	Particulars	Date	of approval	Validity up to
	i)	License Approval	157 of 2024	dated 17.11.2024	16.11.2029
	ii) Architectural Control Sheet approval		ZP-20	47/JD(RA)/2025/43	03 dated 31.01.2025
	iii) Layout plan Approval		periora de la contra de las lactases en ministra de	DGTCP 10618 date	d 20.11.2024

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विकास) अधिनियमए 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

Walstreet

RERA-GRG-PROI-1792-2024

			RERA-GRG-PROJ-1792-2024	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	LC-5237/JE(AK)/2025/7991 dated 07.03.2025	
23.	Fee details			
	Registration fee		12747.578 * 1.5 * 20 = Rs. 3,82,427/-	
	Processing fee		12747.578 * 10 = Rs. 1,27,476 /-	
	Late fee		N/A	
	Total		Rs. 5,09,903/-	
	DD/RTGS no. and date		 000070 dated 03.12.2024 000071 dated 03.12.2024 	
	Total amount paid		1.Rs.1,27,500/-	
-			2. Rs.3,82,500/-	
	4 17	and the second	Total- Rs.5,10,000 /-	
	Name of the bank issuing		HDFC Bank	
	Deficient amount		Rs. 97/- (Excess paid)	
24.	File Status		Date	
	File received on		05.02.2025	
	First notice Sent on		21.02.2025	
	First hearing on		24.02.2025	
	First reply submitted on		04.03.2025	
	Second reply submitted on		07.03.2025	
	Second hearing on		10.03.2025	
	Third reply submitted on		10.03.2025	
	Fourth reply submitted on		13.03.2025	
	Fifth reply submitted on		19.03.2025	
	Sixth reply submitted on		20.03.2025	
23.	Case	History:-		

The promoter M/s Walton Builders LLP who is a license holder had applied for the registration of real estate commercial Plotted colony namely "Wall Street 88A" located at Sector-88A, Village- Harsaru, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 86460 dated 05.02.2024 and RPIN-867. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1792-2024. The project area for registration is same as that of the licensed area i.e., 2.10 acres. License no - 157 of 2024 dated 17.11.2024 valid upto 16.11.2029.

2



	The application for register	RERA-GRG-PROJ-1792-202
	HARERA/GGM/RPIN/867 dat heard on 10.03.2025.	ration was scrutinized and 1st deficiency notice vide notice no. ted 21.02.2025 was issued to the promoter with an opportunity of being
	a tana bar paningans od es eb	
	Proceeding dated 24.02.202	25
	The matter is adjourned to 10	0.03.2025
	heeds to be submitted.	the added and the second se
		and the second
	Proceeding dated 10.03.202	
	Ms. Prachi Singh, Planning Ex	ecutive briefed about the facts of the project.
	reply to the remaining deficien The office also to visit the site	aveen Kumar (AR) are present on behalf of the promoter and states that ncies has been submitted on 07.03.2025 which be examined by the office to ascertain the accessibility and requirement of access permission. The present on the next date of hearing. 03.2025.
24.	Present compliance status as on 24.03.2025 of the deficiencies conveyed vide hearing	 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 done
	dated 10.03.2025	2. Online DPI needs to be corrected.
	an on church grid act is playing	 Status:-Not done Mutation, Iamabandi and Aks-shaira certified on the latest date
	become an of change his set	3. Mutation, Jamabandi and Aks-shajra certified on the latest date needs to be submitted.
	Cuiginal CA Certificate fei	Status:-Submitted
	Privated of alloca 2505,00,00 a colorest de la colorest des	 Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status:-Submitted
	inaani yaar 2016 23 need	 Latest date land title search report prepared by an advocate including the bar enrolment number of the Advocate needs to be revised.
		Status:- Revised
	iversition toos (DC, and EDC pel	 Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Status:- Submitted
		7. Approval NOCs from the various agencies for connecting
	itariah sentre of finals and i bevelatist.	external services like HUDA Construction water NOC and Road access permission needs to be submitted.
	e arefroidan arenal maioséa	Status:-The promoter states that the HUDA Construction
	nihe sir a ster ei pr	water NOC is not applicable. Further, Road access permission need to be submitted. Applied on 18.03.2025. Receipt enclosed
	erectad. No various spencies fur con	8. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.
	losa schaitmet whoe had	Status:- Submitted
	hatting has all debag	 Copy of project report along with brochure of current project and project photos need to be submitted. Status:-Revised

-

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विकास) अधिनियमए 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित द्रारा पारित अधिनियम संख्यांक 16



RERA-GRG-PROJ-1792-2024

	<u>i pris dire i pris dana</u> Nu dehekaray nation shi	10.	letter, Builder Buyer agreement, conveyance deed and payment
statik _k ariy		10.1	receipt in prescribed format needs to be revised. Status:-Submitted
		11.	Draft advertisement needs to be submitted and draft brochure needs to be submitted. Status:- Revised
		12.	As per License Khasra No. 42//9/1 min is under mortgage. Details of such mortgage needs to be submitted. Status: - Submitted the mortgaged deed. According to the mortgage deed and the associated plan, Plot No. A-12, A-12a,
		1220	and A-14, totaling 0.081 acres, are mortgaged to the Director General of Town & Country Planning, Haryana, as collateral for the bank guarantee against the EDC.
n contration from the second		13.	Clarification needs to be submitted for Taxes and Cess not
		na yi Gadiji	mentioned in DPI. Details of financial resources, Loan from Others amounts to Rs 3800 lakhs mentioned in DPI needs to be submitted along with supporting documents. Status:- Submitted
in states		14.	Promoter affidavit for no loan on the project needs to be
eatherny		i) eq	submitted.
		15.	Status:- Submitted Original CA Certificate dated 10.12.2024 for non-default needs
		10.	to be submitted. CA Certificate for expenditure incurred and to be incurred needs to be revised as costing details do not match
		2 D-0, 3 s - 520. 	with DPI. CA Certificate for REP-1, and CA certificate of Net worth of promoter on latest date needs to be submitted. Status: - Submitted but Original CA Certificate for REP-1 needs to be submitted.
		16.	Bank Undertaking dated 29.01.2025 needs to be revised as it is not as per prescribed format, employee id, designation and name is missing.
i no electrica i o		- Ter	Status: - Submitted
		17.	Balance sheet for the financial year 2022-23 needs to be submitted. Status:- Submitted
		18.	Challan of license fees, conversion fees, IDC, and EDC paid for the project needs to be submitted. Status:- Submitted
		19.	[2] 김 양영 관계에 관계 관계 관계 관계 전쟁 전쟁 전쟁 가지 않는 것이 같아요. 그는 것이 같이 다 주요가 있는 것이 것 같이 것 같이 있네요. 아파 방법이 제공
6 8 C 2 C 2	narks		The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.
		2. 3.	Online DPI needs to be corrected. Approval NOCs from the various agencies for connecting external services like Road access permission needs to be submitted.
	an in the second of the second se	4.	CA Certificate for REP-1 need to be submitted.

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विकास) अधिनियम ए 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

4



RERA-GRG-PROJ-1792-2024

Recommendation: - 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 has been submitted and found to be in order except the online A-H form, Online DPI, Road access permission and CA Certificate for REP-1.

It is recommended that the Authority may consider the registration of the project subject to the submission of the road access permission within 3 months and correction of DPI, REP-I (A to H) and CA C certificate for REP-1 before issuance of registration certificate.

(Ashish Dubey) Chartered Accountant Day and Date of hearing



Proceeding recorded by

PROCEEDINGS OF THE DAY

Ram Niwas

Monday and 24.03.2025

Proceeding dated 24.03.2025

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

Sh. Pawan Kumar (AR), Sh. Praveen Kumar (AR) are present on behalf of the promoter.

Approved as proposed.

The RC shall be issued after the above compliances including the submission of the road access permission within 3 months and correction of DPI, REP-I (A to H) and CA certificate for REP-1.

(Ashok Sangwan) Member, HARERA

(Vijay Kumar Goyal) Member, HARERA

(Arun Kumar) Chairman, HARERA

5

Densiti it internetation approximationes in construct appointed appointed activity from the mail to the second it sufficiently constructed a new second of the free based if while the good activity and Development and the se New York and the second of the Paramit for the least of the least of the second second and the second of the second for the second for the least of the second second and the second of the second of the second for the least of the second second second of the second of the second for the least of the second of the second second second of the second of the second of the second of the second sec