

Hearing brief for project registration u/s 4

S.No.	Particulars	Details
1.	Name of the project	Walstreet 88A
2.	Name of the promoter	M/s Walton Builders LLP
3.	Nature of the project	Commercial Plotted Colony (SCO)
4.	Location of the project	Sector - 88A, Village- Harsaru, District Gurugram.
5.	Legal capacity to act as a promoter	license holder
6.	Name of license holder	M/s Walton Builders LLP
7.	Status of project	New
8.	Whether registration applied for whole/phase	Whole Project
9.	Completion date as mentioned in REP-II	15.11.2029
10.	Online application ID	RERA-GRG-PROJ-1792-2024
11.	QPR Compliances (if applicable)	N/A
12.	4(2)(I)(D) Compliances (if applicable)	N/A
13.	4(2)(I)(C) Compliances (if applicable)	N/A
14.	Status of change of bank account (if applicable)	N/A
15.	Details of proceedings pending against the project (if applicable)	N/A
16.	RC Conditions Compliances (if applicable)	N/A
17.	Total cost of the project	Rs. 53.85 crore
18.	Expenditure Incurred so far	Rs. 34.35 crore
19.	Expenditure to be Incurred	Rs. 19.50 crore
20.	License no.	157 of 2024 dated 17.11.2024 valid upto 16.11.2029
21.	Total licensed area	2.10 acres Area to be registered 2.10 acres
22.	Statutory approvals either applied for or obtained prior to registration	
	S.No	Particulars
	i)	License Approval
	ii)	Architectural Control Sheet approval
	iii)	Layout plan Approval
		Date of approval
		Validity up to
		157 of 2024 dated 17.11.2024
		16.11.2029
		ZP-2047/JD(RA)/2025/4303 dated 31.01.2025
		DGTCP 10618 dated 20.11.2024



	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		1. 000070 dated 03.12.2024 2. 000071 dated 03.12.2024	
	Total amount paid		1.Rs.1,27,500/- 2. Rs.3,82,500/- 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.			



	<p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/867 dated 21.02.2025 was issued to the promoter with an opportunity of being heard on 10.03.2025.</p> <p>Proceeding dated 24.02.2025</p> <p>The matter is adjourned to 10.03.2025</p> <p>Proceeding dated 10.03.2025</p> <p>Ms. Prachi Singh, Planning Executive briefed about the facts of the project.</p> <p>Sh. Pawan Kumar (AR), Sh. Praveen Kumar (AR) are present on behalf of the promoter and states that reply to the remaining deficiencies has been submitted on 07.03.2025 which be examined by the office. The office also to visit the site to ascertain the accessibility and requirement of access permission. The director of the company to be present on the next date of hearing.</p> <p>The matter to come up on 24.03.2025.</p>		
24.	<table><tr><td><p>Present compliance status as on 24.03.2025 of the deficiencies conveyed vide hearing dated 10.03.2025</p></td><td><ol style="list-style-type: none">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. Status:- Not done2. Online DPI needs to be corrected. Status:-Not done3. Mutation, Jamabandi and Aks-shajra certified on the latest date needs to be submitted. Status:-Submitted4. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status:-Submitted5. Latest date land title search report prepared by an advocate including the bar enrolment number of the Advocate needs to be revised. Status:- Revised6. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Status:- Submitted7. Approval NOCs from the various agencies for connecting external services like HUDA Construction water NOC and Road access permission needs to be submitted. Status:-The promoter states that the HUDA Construction water NOC is not applicable. Further, Road access permission need to be submitted. Applied on 18.03.2025. Receipt enclosed8. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. Status:- Submitted9. Copy of project report along with brochure of current project and project photos need to be submitted. Status:-Revised</td></tr></table>	<p>Present compliance status as on 24.03.2025 of the deficiencies conveyed vide hearing dated 10.03.2025</p>	<ol style="list-style-type: none">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. Status:- Not done2. Online DPI needs to be corrected. Status:-Not done3. Mutation, Jamabandi and Aks-shajra certified on the latest date needs to be submitted. Status:-Submitted4. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status:-Submitted5. Latest date land title search report prepared by an advocate including the bar enrolment number of the Advocate needs to be revised. Status:- Revised6. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Status:- Submitted7. Approval NOCs from the various agencies for connecting external services like HUDA Construction water NOC and Road access permission needs to be submitted. Status:-The promoter states that the HUDA Construction water NOC is not applicable. Further, Road access permission need to be submitted. Applied on 18.03.2025. Receipt enclosed8. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. Status:- Submitted9. Copy of project report along with brochure of current project and project photos need to be submitted. Status:-Revised
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	<p>10. Allottee related documents like Application form, Allotment letter, Builder Buyer agreement, conveyance deed and payment receipt in prescribed format needs to be revised. Status:-Submitted</p> <p>11. Draft advertisement needs to be submitted and draft brochure needs to be submitted. Status:- Revised</p> <p>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, 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.</p> <p>13. Clarification needs to be submitted for Taxes and Cess not 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</p> <p>14. Promoter affidavit for no loan on the project needs to be submitted. Status:- Submitted</p> <p>15. Original CA Certificate dated 10.12.2024 for non-default needs to be submitted. CA Certificate for expenditure incurred and to be incurred needs to be revised as costing details do not match 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.</p> <p>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. Status: - Submitted</p> <p>17. Balance sheet for the financial year 2022-23 needs to be submitted. Status:- Submitted</p> <p>18. Challan of license fees, conversion fees, IDC, and EDC paid for the project needs to be submitted. Status:- Submitted</p> <p>19. Quarterly expenditure, quarterly source of funds and net cash flow statement needs to be submitted. Status:- Submitted</p>
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. Approval NOCs from the various agencies for connecting external services like Road access permission needs to be submitted.</p> <p>4. CA Certificate for REP-1 need to be submitted.</p>



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

(Prachi Singh)
Planning Executive

Day and Date of hearing	Monday and 24.03.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

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

