

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	Date of approval
			Validity up to
	i)	License Approval	157 of 2024 dated 17.11.2024
	ii)	Architectural Control Sheet approval	ZP-2047/JD(RA)/2025/4303 dated 31.01.2025
	iii)	Layout plan Approval	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	Not submitted
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	
23.	Case History:-		
	<p>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> <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>24. Present compliance status as on 10.03.2025 of the deficiencies conveyed vide deficiency notice dated 21.02.2025</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:-Jamabandi and Aks-Shajra is submitted but mutation not submitted4. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status:-Not submitted5. Latest date land title search report prepared by an advocate including the bar enrolment number of the Advocate needs to be revised. Status:- Submitted but needs to be revised6. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Status:- Not 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.8. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. Status:- Not submitted9. Copy of project report along with brochure of current project and project photos need to be submitted. Status:-Submitted but need to be revised10. Allottee related documents like Application form, Allotment letter, Builder Buyer agreement, conveyance deed and payment receipt in prescribed format needs to be revised. Status:-Not submitted11. Draft advertisement needs to be submitted and draft brochure needs to be submitted. Status:- Submitted but needs to be revised12. 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.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:- Not submitted
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**HARERA****GURUGRAM**

Walstreet

RERA-GRG-PROJ-1792-2024



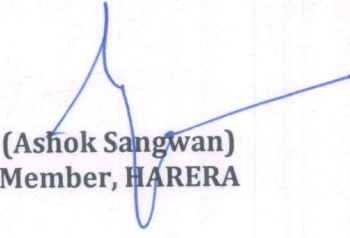

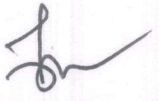
	<p>14. Promoter affidavit for no loan on the project needs to be submitted. Status:- Not submitted</p> <p>15. Original CA Certificate dated 10.12.2024 for non-default needs to be submitted. CA Certificate for expenditure incurred and to be incurred needs to be revised as costing details do not match with DPI. CA Certificate for REP-1, and CA certificate of Net worth of promoter on latest date needs to be submitted. Status:- Not 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 but Bank Undertaking dated 29.01.2025 needs to be revised.</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:- Not submitted</p> <p>19. Quarterly expenditure, quarterly source of funds and net cash flow statement needs to be submitted. Status:- Not 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. Mutation, Jamabandi and Aks-shajra certified on the latest date needs to be submitted.</p> <p>4. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted.</p> <p>5. Latest date land title search report prepared by an advocate including the bar enrolment number of the Advocate needs to be revised.</p> <p>6. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted.</p> <p>7. Approval NOCs from the various agencies for connecting external services like HUDA Construction water NOC and Road access permission needs to be submitted.</p> <p>8. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.</p> <p>9. Copy of project report along with brochure of current project and project photos need to be submitted.</p> <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.</p> <p>11. Draft advertisement needs to be submitted and draft brochure needs to be submitted.</p> <p>12. As per License Khasra No. 42//9/1 min is under mortgage. Details of such mortgage needs to be submitted.</p> <p>13. Clarification needs to be submitted for Taxes and Cess not mentioned in DPI. Details of financial resources, Loan from</p>

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 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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		<p>Others amounts to Rs 3800 lakhs mentioned in DPI needs to be submitted along with supporting documents.</p> <p>14. Promoter affidavit for no loan on the project needs to be 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.</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.</p> <p>17. Challan of license fees, conversion fees, IDC, and EDC paid for the project needs to be submitted.</p> <p>18. Quarterly expenditure, quarterly source of funds and net cash flow statement needs to be submitted.</p>
	<p> (Ashish Dubey) Chartered Accountant</p>	<p> (Prachi Singh) Planning Executive</p>
Day and Date of hearing	Monday and 10.03.2025	
Proceeding recorded by	Ram Niwas	
PROCEEDINGS OF THE DAY		
<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>		
	<p> (Ashok Sangwan) Member, HARERA</p>	<p> (Vijay Kumar Goyal) Member, HARERA</p>
	<p> (Arun Kumar) Chairman, HARERA</p>	

