

## 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 brief for project registration u/s 4

| S.No. | Part   | iculars                                    | Details  |                       |  |  |
|-------|--|--|--|-----------------------|--|--|
| 1.    |  | e of the project                           | Walstreet 88A                                      |                       |  |  |
| 2.    | Nam  | e of the promoter                          | M/s Walton Buil                                    | ders LLP              |  |  |
| 3.    |  | re of the project                          |  | ted Colony (SCO)      |  |  |
| 4.    | Location of the project  |  | Sector – 88A, Village- Harsaru, District Gurugram. |                       |  |  |
| 5.    | Legal capacity to act as a promoter                                |  | license holder                                     |                       | and the second s |  |
| 6.    | Nam  | e of license holder                        | M/s Walton Buil                                    | ders LLP              |  |  |
| 7.    | Statu  | is of project                              | New  |                       |  |  |
| 8.    | Whether registration applied for whole/phase                       |  | Whole Project                                      |                       |  |  |
| 9.    |  | pletion date as<br>tioned in REP-II        | 15.11.2029   |                       |  |  |
| 10.   | Onlir  | ne application ID                          | RERA-GRG-PROJ                                      | -1792-2024            |  |  |
| 11.   | QPR Compliances (if applicable)                                    |  |  |                       |  |  |
| 12.   | 4(2)(l)(D) Compliances (if applicable)                             |  | N/A  |                       | orthographic company   |  |
| 13.   | 4(2)(l)(C) Compliances (if applicable)                             |  | N/A  |                       | Remorke I salvitati  |  |
| 14.   | Status of change of bank account (if applicable)                   |  | N/A  |                       |  |  |
| 15.   | Details of proceedings pending against the project (if applicable) |  | N/A  |                       | nt mick halfad mad   |  |
| 16.   | RC Conditions Compliances (if applicable)                          |  | N/A  | · 工业技术                |  |  |
| 17.   | Total  | cost of the project                        | Rs. 53.85 crore                                    |                       |  |  |
| 18.   | Expenditure Incurred so far  |  | Rs. 34.35 crore                                    |                       | The state of the s |  |
| 19.   | Expenditure to be Incurred   |  | Rs. 19.50 crore                                    |                       |  |  |
| 20.   | License no.  |  | 157 of 2024 date                                   | d 17.11.2024          | valid upto 16.11.2029  |  |
| 21.   | Total licensed area  |  | 2.10 acres   | Area to be registered | 2.10 acres   |  |
| 22.   |  | tory approvals either ap                   | oplied for or obta                                 | ined prior to regis   | tration  |  |
| Hd Ic | S.No   | Particulars                                | Date o   | fapproval             | Validity up to   |  |
|       | i)   | License Approval                           | 157 of 2024 dated 17.11.2024                       |                       | 16.11.2029   |  |
|       | ii)  | Architectural<br>Control Sheet<br>approval |  |                       | 03 dated 31.01.2025  |  |
|       | iii)   | Layout plan<br>Approval                    |  | DGTCP 10618 date      | d 20.11.2024   |  |



|     |   |                          | KERRI GRG TRO) 1772 2021   |  |  |
|-----|---|--------------------------|--|--|--|
|     | 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<br>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   |  |  |
|     |   |                          | The state of the s |  |  |

## 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.

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.

## Proceeding dated 24.02.2025

The matter is adjourned to 10.03.2025



RERA-GRG-PROJ-1792-2024

| 24. | Present compliance       |  |  |  |  |
|-----|--------------------------|--|--|--|--|
|     | status as on 10.03.2025  |  |  |  |  |
|     | of the deficiencies      |  |  |  |  |
|     | conveyed vide deficiency |  |  |  |  |
|     | notice dated 21.02.2025  |  |  |  |  |

 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

2. Online DPI needs to be corrected.

Status:-Not done

3. Mutation, Jamabandi and Aks-shajra certified on the latest date needs to be submitted.

Status:-Jamabandi and Aks-Shajra is submitted but mutation not submitted

 Information to the revenue department regarding the entry of license in the revenue record needs to be submitted.
 Status:-Not submitted

5. 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 revised

6. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted.

Status:- Not submitted

7. 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 submitted

 Copy of project report along with brochure of current project and project photos need to be submitted.
 Status:-Submitted but need to be revised

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:-Not submitted

11. Draft advertisement needs to be submitted and draft brochure needs to be submitted.

Status:- Submitted but needs to be 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, 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



|  |        | RERA-GRG-PROJ-1792-2024  |
|--|--------|--|
|  | 14.    | Promoter affidavit for no loan on the project needs to be  |
| esta lingui sunta i el richi scri pigni a sunta  | 11. 4  | submitted.   |
| nd to the first the of the   | Dela I | Status:- Not submitted   |
|  | 15.    | Original CA Certificate dated 10.12.2024 for non-default needs   |
|  | 120.   | to be submitted. CA Certificate for expenditure incurred and to  |
| haid-an  | 204    | be incurred needs to be revised as costing details do not match  |
|  |        | with DPI. CA Certificate for REP-1, and CA certificate of Net  |
| all the controllers are say that   | bes i  | worth of promoter on latest date needs to be submitted.  |
|  | 135    | Status:- Not submitted   |
| a led-to all distante with P   | 16.    |  |
|  | 10.    | not as per prescribed format, employee id, designation and name  |
| les colliners describe etcal   | 10.72  |  |
| Les d'and on un religion de la local   |        | is missing.  Status: - Submitted but Bank Undertaking dated 29.01.2025   |
| The contract of the contract o |        |  |
|  | 122    | needs to be revised.   |
| In a little river scored and the season  | 17.    | Balance sheet for the financial year 2022-23 needs to be   |
| A SECTION OF SECTION ASSESSMENT OF THE PROPERTY OF THE PROPERT | 200000 | submitted.   |
|  |        | Status:- Submitted   |
| (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)  | 18.    |  |
| dignistrative appearance of the property   | 1348   | project needs to be submitted.   |
| action of property   |        | Status:- Not submitted   |
|  | 19.    |  |
| at the marriage carrier than   | 首目     | flow statement needs to be submitted.  |
| is all of maken mathematic place. As little  | UHBY   | Status:- Not submitted   |
| Remarks  | 1.     | The annexures in the online application are not uploaded as well   |
| alie do Adron Lega y cela de Jido  | 2372   | as the correction needs to be done in the online (A-H)   |
| h se printed of a sales  | L Seri | application.   |
| 1 x 128 8 0 0  | 2.     | Online DPI needs to be corrected.  |
| A secretary was not a rate on  | 3.     | Mutation, Jamabandi and Aks-shajra certified on the latest date  |
| S. A. Barristotto, Yanas esta 1 all  |        | needs to be submitted.   |
|  | 4.     | Information to the revenue department regarding the entry of   |
| e com est a reción (a estar plan   |        | license in the revenue record needs to be submitted.   |
| la l   | 5.     | Latest date land title search report prepared by an advocate   |
| 50 500 10 01100  |        | including the bar enrolment number of the Advocate needs to be   |
| A level mode d'out est tu  |        | revised.   |
| it is by highly body a regiment  |        | Non-encumbrance certificate not below the rank of tehsildar  |
| the standard to an attention   | -      | certified on the latest date needs to be submitted.  |
| a mediatoria and engineering and   |        | Approval NOCs from the various agencies for connecting   |
| The translation of the second  | 7.     | external services like HUDA Construction water NOC and Road  |
| decide of rear decides of  |        | access permission needs to be submitted.   |
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| Train full out to the t  | 0.     | Copy of approved service estimates and plans along with  |
| ALL SHOW SEED AND LINE TO SEE SEED AND ADDRESS OF THE PERSON OF THE PERS |        | sanction letter from DTCP, Haryana not submitted.  |
| ोशनिक्षांत्राच्या ते । स्रोतका   |        | Copy of project report along with brochure of current project  |
| Research made becausely  | 100000 |  |
| A of the plant Park No. A Gi.  |        |  |
| ingestible mic at least de   | 1      | letter, Builder Buyer agreement, conveyance deed and   |
| which person for price of the m  |        | payment receipt in prescribed format needs to be revised.  |
| MET SER THE SHEET IN THIS OF   | 11.    | Draft advertisement needs to be submitted and draft brochure   |
| No a ser sa Serimbar.  |        | needs to be submitted.   |
| . A series so lederous him l   |        | 그리고 가게 하게 되는 이번 회에 가게 하게 하면 하면 하면 하는데 그 그리고 있다고 있다고 하는데 그리고 있다.  |
| A STALL OF STAR START  |        | 그 나는 지하는 생생님 아이들 나는 아니고, 네 전에 이 아이를 하는 그는 사람들이 살아 그 아이들이 나는 사람들이 아니다. 아이들 것 같아 그는 게 하는 것이 없었다.   |
| 111838   |        |  |
|  | 13.    | mentioned in DPI. Details of financial resources, Loan from  |
|  |        | induction in Dia i Domino di annone di anno di annone di anno di annone di anno di a |



|                         |     | RERA-GRG-PROJ-1792-2024  |
|-------------------------|-----|--|
|                         | 14. | Others amounts to Rs 3800 lakhs mentioned in DPI needs to be submitted along with supporting documents.  Promoter affidavit for no loan on the project needs to be   |
|                         | 1 - | submitted.   |
|                         | 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.  |
|                         | 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.   |
|                         | 17. | Challan of license fees, conversion fees, IDC, and EDC paid for<br>the project needs to be submitted.  |
|                         | 18. | Quarterly expenditure, quarterly source of funds and net cash flow statement needs to be submitted.  |
| Aculeur                 |     | 22   |
| (Ashish Dubey)          |     | (Prachi Singh)   |
| Chartered Accountant    |     | Planning Executive   |
| Day and Date of hearing |     | Monday and 10.03.2025  |
|                         |     |  |

## PROCEEDINGS OF THE DAY

Ram Niwas

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 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.

The matter to come up on 24.03.2025.

Proceeding recorded by

(Ashok Sangwan) Member, HARERA (Vijay Kumar Goyal) Member, HARERA

(Arun Kumar) Chairman, HARERA