



Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Lid Plaza	
2.	Name of the promoter	M/s Lion Infradevelopers Pvt. Ltd.	
3.	Nature of the project	Commercial (Distinct Commercial Component of DDJAY)	
4.	Location of the project	Sector-6, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	M/s Nitika Propmart Pvt. Ltd. and Others	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	REP-II needs to be revised.	
10.	Online application ID	RERA-GRG-PROJ-1868-2025	
11.	QPR Compliances (if applicable)	RC - 32 of 2024 -Submitted.	
12.	4(2)(I)(D) Compliances (if applicable)	RC - 32 of 2024 - N/A	
13.	4(2)(I)(C) Compliances (if applicable)	RC - 32 of 2024 - N/A	
14.	Status of change of bank account (if applicable)	RC - 32 of 2024 -N/A	
15.	Details of proceedings pending against the project (if applicable)	RC - 32 of 2024 - NIL	
16.	RC Conditions Compliances (if applicable)	The promoter shall submit the requisite access permission and including land diversion within road berm within 4 months - Submitted.	
17.	Total Project cost	Rs 25.46 cr	
18.	Project Expenditure So far	Rs 1.39 cr	
19.	Estimates expenditure for completion so far	Rs 24.07 cr	
20.	License no.	188 of 2023 dated 15.09.2023	valid upto 14.09.2028
21.	Total licensed area	12.5 acres	Area to be registered 0.5 acres
22.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	188 of 2023 dated 15.09.2023 14.09.2028
	ii)	Zoning Plan Approval	9855 dated 08.12.2023
	iii)	Building plan Approval	411 dated 23.01.2025 22.01.2027
	iv)	Environmental Clearance	N/A Area is less than 20000 sqm



	v)	Airport clearance height	N/A	(Height is less than 30 meter)
	vi)	Fire approval scheme	FS/2025/240 dated 18.02.2025	
	vii)	Service plan and estimate approval	LC-5105/JE(SK)/2024/4144 dated 02.02.2024	
23.	Fee details			
	Registration fee		3540.845 sqm * 1.75 * 20 = Rs 1,23,930/-	
	Processing fee		3540.845 sqm * 10 = Rs 35,408/-	
	Late fee		N/A	
	Total		Rs 1,59,338/-	
24.	DD/RTGS amount		Rs 71,000/- Rs 36,000/- Rs 52,338/-	
	DD/RTGS no. and date		695702 dated 03.02.2025 695703 dated 03.02.2025 695690 dated 27.02.2025	
	Name of the bank issuing		Kotak Mahindra Bank	
	Deficient amount		Rs 52,338/-	
25.	File Status		Date	
	File received on		06.02.2025	
	First notice Sent on		25.02.2025	
	First hearing on		03.03.2025	
	Second hearing on		10.03.2025	
23.	Case History:-			
	<p>The promoter M/s Lion Infradevelopers Pvt. Ltd. who is a collaborator had applied for the registration of real estate commercial project (Distinct Commercial component of DDJAY) namely "Lid Plaza" located at Sector-6, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 86554 dated 06.02.2025 and RPIN-869. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1868-2025. The project area for registration is 0.5 acres (Distinct commercial component of DDJAY) and the licensed area is 12.5 acres. License no - 188 of 2023 dated 15.09.2023 valid upto 14.09.2028.</p> <p>The affordable plotted colony under DDJAY has been registered vide registration no. 32 of 2024 dated 01.04.2024 which was valid upto 30.06.2028.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/869 dated 25.02.2025 was issued to the promoter with an opportunity of being heard on 03.03.2025.</p> <p>On 03.03.2025, the matter is adjourned and fixed for 10.03.2025.</p> <p>The promoter has submitted a reply on 27.02.2025 which was scrutinized and the status of documents is mentioned below.</p>			
24.	Present compliance status as on 10.03.2025 of the deficiencies conveyed vide notice dated 25.02.2025.		<ol style="list-style-type: none"> Deficit Fee - Rs 52,338/- needs to be submitted. Status: Submitted vide DD no. 695690 dated 27.02.2025 amounting to Rs 52,338/-. 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 Submitted. 	

		<ol style="list-style-type: none"> 3. Online DPI needs to be corrected. Status: Not Submitted. 4. Approved Zoning plan needs to be submitted. Status: Submitted. 5. Copy of approved building plans and service plans on A1 sheet needs to be submitted. Status: Submitted. 6. Fire Scheme approval needs to be submitted. Status: Submitted. Approved vide no. FS/2025/240 dated 18.02.2025. 7. Details of the area (plots) allotted to the land owners signed by all the parties needs to be submitted. Status: Not Submitted. 8. Approval NOC's from various agencies for connecting external services like road access, water supply, sewerage, storm water needs to be submitted. Status: Road access vide Memo no. 8985 dated 24.07.2024, Water supply vide Memo no. 255958 dated 30.11.2023, Sewerage vide Memo no. 255957 dated 30.11.2023 and Storm water vide Memo no. 56985 dated 05.03.2024 Submitted. 9. Construction water NOC from the concerned department needs to be submitted. Status: Submitted. Approved vide no 59662 dated 07.03.2024. 10. Latest Land title search report based on the latest jamabandi after incorporating bar enrolment number needs to be submitted. Status: Submitted. 11. Mutation, Jamabandi and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted. 12. Supplementary agreement dated 07.02.2023 needs to be submitted. Status: Submitted. 13. Assignment agreement dated 31.03.2023 needs to be submitted. Status: Submitted. 14. Forest NOC from concerned department needs to be submitted. Status: Submitted. Approved vide no. VRA-TQB-VWKQ dated 27.07.2023. 15. Affidavit/ NOC for Natural Conservation zone needs to be submitted.
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Status: Submitted an affidavit for non-applicability.

16. Affidavit/ NOC for Tree Cutting permission needs to be submitted.

Status: Submitted an affidavit for non-applicability.

17. Affidavit/ NOC for Forest land diversion needs to be submitted.

Status: Submitted. No. FP/HR/OTHERS/466885 dated 18.10.2024.

18. Affidavit/ NOC for Power line Shifting needs to be submitted.

Status: Submitted an affidavit for non-applicability.

19. Layout plan superimposed on the demarcation plan needs to be submitted.

Status: Submitted.

20. Pert chart needs to be submitted.

Status: Submitted.

21. Draft Allotment letter needs to be revised.

Status: Not Submitted.

22. Draft Builder buyer agreement needs to be revised.

Status: Not Submitted.

23. REP-II needs to be revised.

Status: Submitted but needs to be revised.

24. Draft Brochure needs to be revised.

Status: Submitted but needs to be revised.

25. Cost of land amounts to Rs 135.84 lakhs needs to be clarified according to area i.e. 0.5 acres applied for registration. Additionally, an affidavit outlining the area-sharing model with the landowners needs to be submitted.

Status: Submitted but land cost needs to be clarified along with the supporting documents and an affidavit outlining the area-sharing model and compliance of sec 4(2)(I)(D) with the landowners needs to be submitted.

26. Clarification needs to be submitted for cess not mentioned in DPI.

Status: Not Submitted

27. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted as previously dated was 04.03.2024. Promoter affidavit for no loan on the project needs to be submitted.

Status: Submitted but Original NEC certified by tehsildar needs to be submitted.

28. Original Bank Undertaking dated 14.01.2025 needs to be submitted.

Status: Submitted.

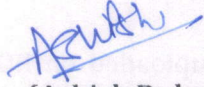
29. TAN, LLP Agreement, board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted along with KYC of authorize person.

		<p>Status: Submitted.</p> <p>30. CA certificate of Net worth of promoter on latest date needs to be submitted. Original CA certificate for REP-1 (A-H), Original CA Certificate for cost incurred & to be incurred and Original CA Certificate for non-default needs to be submitted. Status: Submitted but CA certificate of Net worth of promoter on latest date needs to be submitted.</p> <p>31. Original REP-II & Charge form uploaded on ROC (Form CHG) needs to be submitted. Status: Submitted but Charge form uploaded on ROC (Form CHG) needs to be submitted and REP II needs to be revised.</p> <p>32. Challan of license fees, conversion fees, IDC, and EDC paid for the project needs to be submitted. Status: Submitted the clarification by the promoter that the EDC, license fee, and conversion charges have been adjusted by DTCP; however, supporting documents need to be submitted for these adjustments.</p>
	<p>Remarks</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. 2. Online DPI needs to be corrected. 3. Details of the area (plots) allotted to the land owners signed by all the parties needs to be submitted. 4. Draft Allotment letter needs to be revised. 5. Draft Builder buyer agreement needs to be revised. 6. REP-II needs to be revised. 7. Draft Brochure needs to be revised. 8. Cost of land amounts to Rs 135.84 lakhs needs to be clarified according to area i.e. 0.5 acres applied for registration. Additionally, an affidavit outlining the area-sharing model and compliance of sec 4(2) (I) (D) with the landowners needs to be submitted. 9. Clarification needs to be submitted for cess not mentioned in DPI. 10. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted as previously dated was 04.03.2024. 11. CA certificate of Net worth of promoter on latest date needs to be submitted. 12. Charge form uploaded on ROC (Form CHG) needs to be submitted and REP II needs to be revised. 13. Challan of license fees, conversion fees, IDC, and EDC paid for the project needs to be submitted.

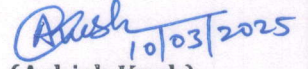
Recommendations:

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 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Non-encumbrance Certificate and the documents mentioned above.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.



(Ashish Dubey)
Chartered Accountant

 10/03/2025

(Ashish Kush)
Planning Executive

Day and Date of hearing

Monday and 10.03.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

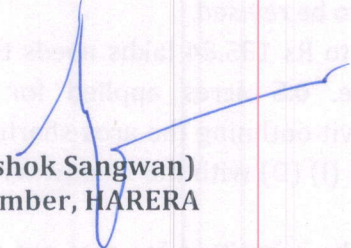
Proceedings dated: 10.03.2025


Sh. Ashish Kush, Planning Executive and Ms. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

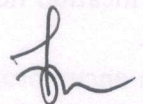
Sh. Dharmender Singh (AR) and Sh. Sunil Kumar Singh (Accounts Manager) are present on behalf of the promoter.

Approved as proposed subject to rectification of deficiencies mentioned above including correction in A-H form and Online DPI.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form and Online DPI.


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA