Promoter Name: M/s Navi Estates LLP
Project Name: The Leaf

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4				
S.No.	**Particulars**	**Details**		
1.	**Name of the project**	The Leaf		
2.	**Name of the promotor**	M/s Navi Estates LLP		
3.	**Nature of the project**	Commercial Colony		
4.	**Location of the project**	Sector- 34, Sohna Gurugram		
5.	**Legal capacity to act as a promoter**	Collaborator		
6.	**Name of the license holder**	Smt. Monika Raizada W/o Naveen Raizada		
7.	**Whether registration applied for whole**	Whole		
8.	**Status of project**	New		
9.	**Online Application ID**	RERA-GRG-1777-2024		
10.	**Date of completion of project as per REP-II/4(2)(l)(c)**	30.06.2025		
11.	**QPR Compliance (If applicable) of plotted colony RC no. 35 of 2021**	Pending- Oct 2024 – Dec 2024		
12.	**4(2)(l)(d) Compliance (If applicable) of plotted colony RC no. 35 of 2021**	Submitted		
13.	**Compliance of RC Conditions of plotted colony RC no. 35 of 2021**	-		
14.	**Details of proceedings pending against the project**	RERA-GRG-4459-2022 RC Compliance Approval of service plan and estimates Approval of storm water drainage NOC RERA-GRG-3656-2022 Show cause notice for non-submission of quarterly progress report.		
15.	**License no.**	79 of 2018 dated 17.11.2018		valid up to 17.11.2026
16.	**Total licensed area**	2.625 acres	**Area to be registered**	2.625 acres

17.	**Fee Details-**			
	Registration Fee	Commercial: 19036.36 * 1.87* 20 = Rs 7,11,960/-		
	Processing Fee	19036.36 * 10 = Rs 1,90,364/-		
	Late Fee	N/A		
	Total Fee	Rs 9,02,324/-		
	Fees paid	Rs 2,00,000/- Rs 78,807/-		
	DD no. and date	454982 dated 05.11.2024 015505 dated 18.12.2024		
	Name of the bank issuing	IndusInd Bank		
	Deficit	**Rs 7,02,324 /-**		
	Registration Fee at the time of Registration of The leaf	Commercial: 17814.77* 1.75* 20 = Rs 6,23,517/-		
	Processing Fee at the time of Registration of The leaf	17814.7 * 10= Rs 1,78,147/-		
	Total Fee at the time of Registration of The leaf	Rs 8,01,664/-		
	Fee Paid at the time of Registration of The leaf	857949 dated 12.03.2021 (Rs 6,23,512/-) 857950 dated 12.02.2021 (Rs 1,78,148/-) **Total: Rs 8,01,660/-**		
	Processing Fee to be forfeited at the time of Registration of The leaf	Rs 8,01,664 - Rs 1,78,147 **=Rs 6,23,517/-**		
	Final Deficit fees	Nil		
18.	**Total Project cost**	**Rs 101.30 crores**		
19.	**Project expenditure so far**	**Rs 53.02 crores**		
20.	**Estimated expenditure for completion so far**	**Rs 48.28 crores**		
21.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No.	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License Approval**	79 of 2018 dated 17.11.2018	17.11.2026
	ii)	**Zoning Plan Approval**	6701 dated 29.11.2018	
	iii)	**Revised Building plan Approval**	ZP-1350-Vol.-III/JD(RA)/2024/28603 dated 11.09.2024	10.09.2029
	iv)	**Environmental Clearance**	SEIAA (124)/HR/2020/446 dated 20.10.2020 valid upto 19.10.2030	
	v)	**Airport height clearance**	AAI/RHQ/NR/ATM/NOC/2024/311/1184-87 dated 30.04.2024 valid upto 28.04.2032	

	vi)	Fire scheme approval	Not Submitted
	vii)	Service plan and estimate approval	Not Submitted
	viii)	Electricity load availability connection	Ch-45/DGR-26B dated 04.12.2019
22.	File Status		Date
	Project received on		06.11.2024
	First deficiency notice sent on		04.12.2024
	First hearing on		02.12.2024 (adjourned)
	Second hearing on		16.12.2024 (adjourned)
	Third hearing on		30.12.2024 (adjourned)
	Fourth hearing on		27.01.2025 (adjourned)
	Fifth hearing on		24.02.2025
	Sixth hearing on		10.03.2025 (adjourned)
	Seventh hearing on		24.03.2025

23. Case History:

An application regarding amendment in registration due to revision in building plan of Commercial colony namely "The Leaf" situated at Sector- 34, Sohna, Gurugram Haryana being developed by M/s Navi Estates LLP was submitted on 06.11.2024 under section 4 of Real Estate (Regulation and Development), Act 2016.

As per the records of the authority the project namely "The Leaf" under Commercial colony is already registered with the authority vide registration no. 35 of 2021 dated 14.07.2021 over an area admeasuring 2.625 acres in sector- 34, Sohna, Gurugram.

On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter with an opportunity of hearing on 02.12.2024.

On 02.12.2024, The matter is adjourned and to come up on 16.12.2024.

On 16.12.2024, The matter is adjourned and to come up on 30.12.2024.

On 30.12.2024, The matter is adjourned and to come up on 27.01.2025.

On 27.01.2025, The matter is adjourned and to come up on 24.02.2025.

Proceedings dated 24.02.2025.

Ms. Nikita Mittal, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Vijay K Goel, Sh. Anil Kumar (AR) and Sh. Om Singh (AR) are present on behalf of the promoter. The contact details of the allottees who have consented for change be verified by the office at random. The promoter is directed to submit an unconditional bank undertaking with respect to the project. Further, a 2-week public notice to be published in three prominent newspapers (one

	Hindi and two English) intimating the revisions in building plan and for inviting objections, if any. Other deficiencies be also rectified by the applicant promoter in meanwhile. The matter to come up on 10.03.2025. **On 25.02.2025, the promoter has submitted the public notice in three newspapers, one English, "The Tribune" and two Hindi "Dainik Tribune", "Dainik Jagran" dated 24.02.2025 as per the directions of Authority whereas the promoter stated due to advertent error, the English language notice was published in Hindi newspaper.** **On 10.03.2025, The matter is adjourned and to come up on 24.03.2025.** **So, the promoter has submitted the public notices again in three newspapers, two English, "Hindustan Times", "The Tribune" and one hindi "Dainik Tribune" dated 05.03.2025. No objections received till 20.03.2025. No objections received till 21.03.2025.**	
24.	**Deficiencies as observed in the scrutiny**	1 The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). **Status: Submitted but needs to be revised** 2 Corrections in detailed project information needs to be done. **Status: Submitted but needs to be revised** 3 Deficit fee ₹ 78,807/- need to be submitted. **Status: Submitted (DD No. 015505 dated 18.12.2024)** 4 Latest Land title search report needs to be submitted. **Status: Submitted** 5 As building plans are revised the prior written consent from 2/3rd allottees of the project needs to be submitted. **Status: The promoter has submitted the consent details of 58 allottees out of 85 sold units whereas total units are 118.** **Out of 58 consents, random 19 consents have been verified in which 15 said ok, and 4 calls are not connected/disconnected/not picked up/not confirmed.** 6 As the approved revised building plan is submitted, the changes made in the building plans in tabular form and duly marked on the plans needs to be submitted. **Status: Submitted the changes made in tabular form whereas changes made in the building plans to be duly marked on the plan needs to be submitted.** 7 Mutation duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted. **Status: Submitted**

		8 Area sharing allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties and marked on the approved layout plan needs to be submitted. **Status: Submitted, the promoter has submitted an addendum to collaboration agreement wherein promoter states that there is revenue sharing arrangement of 40:60 ratio between the parties.** 9 In Collaboration agreement, clause regarding irrevocability needs to be submitted. **Status: Submitted** 10 Zoning Plan approval needs to be submitted. **Status: Submitted** 11 Demarcation Plan needs to be submitted. **Status: Submitted** 12 Service Plans & Estimates needs to be submitted. If applied, then copy of the same needs to be submitted. **Status: Not Submitted, the promoter has applied for approval of service plan and estimates on 21.11.2024.** 13 Revised Fire scheme approval needs to be submitted. **Status: Not Submitted, the promoter has applied for fire scheme approval on 21.11.2024.** 14 Copy of super imposed demarcation plan on the approved layout plan needs to be submitted. **Status: Submitted** 15 Project report along with brochure of current project and photos needs to be submitted. **Status: Submitted** 16 PERT Chart needs to be revised. **Status: Submitted** 17 Draft documents i.e., Application form and BBA related to allottees needs to be revised. **Status: Submitted** 18 Draft documents i.e., Conveyance deed and payment receipt related to allottees needs to be revised. **Status: Submitted** 19 Draft Brochure needs to be submitted. **Status: Submitted** 20 Draft advertisement for the project needs to be submitted. **Status: Submitted** 21 Cost of land amounts to Rs 135 lakhs needs to be clarified according to area applied i.e. 2.6250 Acres for the

		registration. The area sharing model with landowners in collaboration agreement needs to be submitted. **Status: Submitted**
		22 Costing details in REP 1(A-H) needs to be revised. **Status: Submitted but needs to be revised and DPI also needs to be revised.**
		23 Non-encumbrance certified on the latest date not below the rank of tehsildar needs to be submitted as previously dated was 31.03.2021. **Status: Original non-encumbrance certificate needs to be submitted.**
		24 Project report needs to be revised as costing details not mentioned. **Status: Submitted**
		25 Original CA Certificate dated 26.10.2024 for REP-1 and CA Certificate for non-default needs to be revised. CA Certificate for financial and inventory details dated 26.10.2024 needs to be submitted in original along with annexures. CA Certificate for net worth on latest date needs to be submitted. **Status: Submitted but CA Certificate for financial and inventory details needs to be revised and CA Certificate for net worth on latest date needs to be submitted.**
		26 Independent auditors report for the financial year 2021-22, 2022-23 and 2023-24 needs to be submitted. **Status: Submitted**
		27 CA Certificate for expenditure incurred & to be incurred needs to be revised as total estimated cost and cost to be incurred is not mentioned. **Status: Submitted**
		28 Bank Undertaking dated 15.03.2024 needs to be revised. **Status: Submitted but bank undertaking dated 12.12.2024 needs to be revised as project name in free A/c employee id and employee designation is missing and bank is not accepting any liability towards the bank undertaking.**
		29 Quarterly net cash flow statement, quarterly estimated expenditure and quarterly fund flow statement needs to be revised. **Status: Submitted but quarterly net cash flow statement and quarterly fund flow statement needs to be revised.**

		30 Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be provided. **Status: Submitted** 31 QPR of April 2024 to September 2024 needs to be submitted. **Status: Submitted but QPR for quarter ending December 2024 needs to be uploaded.** 32 Annual return under section 4(2)(l)(D) for the financial year 2022-23 and 2023-24 needs to be submitted. **Status: Submitted**
25.	**Remarks**	1 The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). 2 Corrections in detailed project information needs to be done. 3 As building plans are revised the prior written consent from 2/3rd allottees of the project needs to be submitted. Status: The promoter has submitted the consent details of 58 allottees out of 85 sold units whereas total units are 118. Out of 58 consents, random 19 consents have been verified in which 15 said ok, and 4 calls are not connected/disconnected/not picked up/not confirmed. 4 Service Plans & Estimates needs to be submitted. 5 Revised Fire scheme approval needs to be submitted. 6 Costing details in REP 1(A-H) needs to be revised. Status: Submitted but needs to be revised and DPI also needs to be revised. 7 Original non-encumbrance certificate needs to be submitted. 8 CA Certificate for financial and inventory details needs to be revised and CA Certificate for net worth on latest date needs to be submitted. 9 Bank Undertaking dated 15.03.2024 needs to be revised. Status: Submitted but bank undertaking dated 12.12.2024 needs to be revised as project name in free A/c employee id and employee designation is missing and bank is not accepting any liability towards the bank undertaking. 10 Quarterly net cash flow statement and quarterly fund flow statement needs to be revised.

		11 QPR of April 2024 to September 2024 needs to be submitted. Status: Submitted but QPR for quarter ending December 2024 needs to be uploaded.

Recommendations:

The application submitted by the promoter for amendment in 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 the deficiencies pending in S. No. 25. It is recommended that the Authority may consider the grant of amendment in registration subject to the submission of above.

Ashish Dubey
Chartered Accountant

Nikita Mittal
Planning Executive

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

PROCEEDINGS OF THE DAY

Proceedings dated 24.03.2025.

Ms. Nikita Mittal, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Vijay K. Goel (Partner) and Sh. Om Singh (AR) are present on behalf of the promoter.

Approved as proposed subject to above corrections and submission of BG/DD of Rs. 25 lakhs for obtaining approved SPE and revised fire scheme approval within four months. This is without prejudice to the rights of the allottees under section 14 who have not consented for revision in building plans.

The amendment in registration certificate shall be issued after compliance of the balance deficiencies.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA