



HARERA
GURUGRAM

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

Project - Hercules Ventures LLP
RERA-GRG-1899-2025

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Grace Resilviaa		
2.	Name of the promoter	M/s Hercules Ventures LLP		
3.	Nature of the project	Residential Floors		
4.	Location of the project	Sector- 78, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator (After License)		
6.	Name of the license holder	M/s Satpal Singh S/o Shishram		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole		
	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1899-2025		
10.	License no.	52 of 2023 dated 14.03.2023		valid up to 13.03.2028
11.	Total licensed area	5.0187 acres	Area to be registered	1.045 acres
12.	Projected completion date	OC - 30.09.2029		
13.	QPR Compliances (if applicable)	RC - 86 of 2023 - Submitted upto December 2024		
14.	4(2)(I)(D) Compliances (if applicable)	RC - 86 of 2023 - Pending		
15.	4(2)(I)(C) Compliances (if applicable)	RC - 86 of 2023 - N/A		
16.	Status of change of bank account	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	RC Conditions Compliances (if applicable)	RC - 86 of 2023 - NIL		
19.	Total Project cost	Rs 79.46/- crores		
20.	Project Expenditure So far	Rs 5.77/- crores		
21.	Estimates expenditure for completion so far	Rs 73.69/- crores		
22.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	52 of 2023 dated 14.03.2023	13.03.2028

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

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	ii)	Zoning Approval Plan	DRG. NO. DGTCP 9227 dated 11.05.2023	-
	iii)	Building Approval plan	Dated 23.10.2024 and 24.10.2024 Under Self certification policy	22.10.2026 23.10.2026
	iv)	Environmental Clearance	N/A	N/A
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	LC-4967/JE(DS)/2023/25046 dated 28.07.2023	
23.	Fee Details			
	Registration Fee		Residential - (Floors on 34 plots) 11,169.734 * 2.64 * 10 = Rs 2,94,881/-	
	Processing Fee		11,169.734 * 10 = Rs 1,11,697-	
	Late Fee		N/A	
	Total Fee		Rs 4,06,578/-	
24.	DD amount		Rs 3,00,000/- Rs 1,06,578/-	
	DD no. and date		509817 dated 10.03.2025 510635 dated 05.05.2025	
	Name of the bank issuing		ICICI Bank	
	Deficient amount		NIL	
25.	File Status		Date	
	File received on		07.04.2025	
	First notice Sent on		02.05.2025	
	First hearing on		05.05.2025	
	Second hearing on		19.05.2025	
	Thirdd hearing on		02.06.2025	
26.	Case History:			
	<p>The Promoter M/s Hercules Ventures LLP. who is a Collaborator (After license) applied for the registration of real estate residential floors project namely "Grace Resilviaa" located at Sector- 78, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 89470 dated 07.04.2025 and RPIN-892. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1899-2025. The project area for registration is 1.045 acres.</p> <p>The DTCP has granted license no. 52 of 2023 dated 14.03.2023 valid upto 13.03.2028 for the development of affordable residential plotted colony under DDJAY for an area admeasuring 5.01875 acres.</p> <p>The affordable residential plotted colony under DDJAY namely "Palm Meadows" is registered vide registration number 2023/86 dated 21.08.2023 which is valid upto 13.03.2028.</p> <p>As per the license the collaborator is M/s Gurugram Land and Finance Pvt. Ltd.</p> <p>After that the Landowner Sh. Satpal Singh S/o Shishram has execute a collaboration agreement dated 02.04.2025 with M/s Hercules Ventures LLP for the development of residential floors on 34 plots.</p>			



Now, M/s Hercules Ventures LLP has applied for the registration of 136 residential floors on 34 plots.

The application for registration of residential floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/892 dated 02.05.2025 was issued to the promoter with an opportunity of being heard on 05.05.2025.

On 05.05.2025, the matter was adjourned and fixed for 19.05.2025.

The promoter has submitted a reply on 12.05.2025 and 14.05.2025 which were scrutinized and the remaining deficiencies were conveyed to the promoter.

On 19.05.2025, Sh. Ashish Kush, Planning Executive briefed about the facts of the case. Sh. Yudhvir Singh (AR) is present on behalf of the promoter. Sh. Satpal and Sh. Rahul Yadav (Landowners) are present. The AR of the promoter stated that The subsequent agreement has been executed between Sh. Satpal and M/s Gurugram land and Finance Pvt. Ltd. (Developer for the project Palm Meadows) regarding the area allocation of the landowner and the Collaborator (as per license) and prior to execution of subsequent agreement dated 10.06.2024 and as on date no sale or creation of third party rights have been done by either the landowner or the developer i.e., M/s Gurugram land and Finance Pvt. Ltd. on the 34 plots falling under the current application for registration of residential floors. Further, they had also applied for the change in area allocation submitted at the registration of the affordable plotted colony under DDJAY namely "Palm Meadows". The applied residential floors propose to be developed on the 34 plots come under the area of Sh. Satpal (Landowner). An undertaking regarding no sale of the plots and liability of all the services needs to be submitted by the collaborator (as per license i.e., M/s Gurugram land and Finance Pvt. Ltd.).

A public notice of two weeks for inviting objections to the above be issued in at least three prominent newspapers (Two English and One Hindi) of wide circulation w.r.t no sale of the 34 plots where the residential floors are proposed to be registered.

The matter to come up on 02.06.2025.

The promoter has submitted a reply on 16.05.2025, 21.05.2025 and 27.05.2025 which were scrutinized and the status of documents is mentioned below.

As per the direction of the Authority in its proceedings dated 19.05.2025, the promoter has published the Public Notice in three newspapers i.e., The Tribune (English), Hindustan Times (English) and Dainik Bhaskar (Hindi) dated 22.05.2025 for objection till 30.05.2025.

No objections has been received till 30.05.2025.

27.	Present compliance status as on 02.06.2025 of deficient documents conveyed in hearing dated 19.05.2025.	<ol style="list-style-type: none"> 1. Deficit Fee - Rs 1,06,578/- needs to be submitted. Status: Submitted vide DD no. 510635 dated 05.05.2025 amounting to Rs 1,06,578/-. 2. As per the collaboration agreement, 55 plots are in landowners share and you have applied for registration of floor on 34 plots which are different plots than the landowners allocation as submitted at the registration of residential plotted colony under DDJAY in the name of "Palm Meadows" which needs to be clarified. Status: The promoter stated that the M/s Gurugram land and Finance Pvt. Ltd. (Developer for the project Palm
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	<p>Meadows) had applied for the change in area allocation statement.</p> <p>3. The status of sale of plots, if any along with an affidavit regarding the same from both the parties needs to be submitted. Status: Not Submitted.</p> <p>4. An email from DTP regarding the approval of Building plans needs to be submitted. Status: Letters from DTCP, Haryana submitted.</p> <p>5. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted for corrections.</p> <p>6. Online DPI needs to be corrected. Status: Submitted but needs to be revised.</p> <p>7. Copy of approved service estimates needs to be submitted. Status: Submitted.</p> <p>8. Latest land title search report after incorporation of bar enrolment number needs to be submitted. Status: Submitted.</p> <p>9. Construction water NOC from the competent Authority needs to be submitted. Status: Submitted.</p> <p>10. Layout plan superimposed on the demarcation plan needs to be submitted. Status: Submitted.</p> <p>11. REP-II needs to be revised. Status: Submitted.</p> <p>12. Pert Chart needs to be revised. Status: Submitted.</p> <p>13. Draft Application form needs to be revised. Status: Submitted.</p> <p>14. Draft Allotment letter needs to be revised. Status: Submitted.</p> <p>15. Draft Builder Buyer Agreement needs to be revised. Status: Submitted.</p> <p>16. Draft Conveyance Deed needs to be revised. Status: Submitted.</p> <p>17. Draft Brochure needs to be submitted. Status: Submitted.</p> <p>18. Cost of the land i.e. Rs 5.10 crores needs to be clarified according to the area applied for the registration is 1.0450 acres. Additionally, an affidavit for compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. Status: Submitted.</p> <p>19. GST certificate needs to be submitted. Status: Submitted.</p>
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		<p>20. Clarification needs to be submitted as EDC, IDC, taxes, cess and IDW cost not mentioned in DPI. Details of financial resources mentioned in DPI amounts to Rs 874.68 lakhs from equity needs to be submitted. Status: Submitted. Promoter states that the costs for EDC, IDC and IDW have already been included in the plotted colony registered as 'Palm Meadows' under RC No. 86 of 2023.</p> <p>21. Original Non-encumbrance certificate not below the rank of tehsildar certified dated 11.03.2025 date needs to be submitted. Promoter affidavit for no loan on the project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. Status: Submitted.</p> <p>22. Following CA Certificate needs to be submitted: (i) CA Certificate of REP I of the project. (ii) CA Certificate of net worth of promoter on latest date. (iii) CA Certificate of non-default in payment of debt & statutory liabilities on latest date. (iv) CA Certificate of expenditure incurred and to be incurred needs to be submitted. Status: Submitted.</p> <p>23. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project and undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Submitted. Promoter states that EDC, IDC, IDW and others cost is already mentioned in the plotted colony already registered as "Palm Meadows" vide RC no. 86 of 2023.</p> <p>24. Quarterly net cash flow, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. Status: Submitted.</p>
28.	Remarks	<p>1. As per the collaboration agreement, 55 plots are in landowners share and you have applied for registration of floor on 34 plots which are different plots than the landowners allocation as submitted at the registration of residential plotted colony under DDJAY in the name of "Palm Meadows" which needs to be clarified. Status: The promoter stated that the M/s Gurugram land and Finance Pvt. Ltd. (Developer for the project Palm Meadows) had applied for the change in area allocation statement.</p> <p>2. The status of sale of plots, if any along with an affidavit regarding the same from both the parties needs to be submitted.</p>



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3. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.
4. Online DPI needs to be revised.

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 and corrections in online DPI and the documents mentioned above.

No objection has been received in the Authority from any allottee in respect of public notice dated 22.05.2025 regarding no sale of the 34 plots where the residential floors are proposed to be registered

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

Ashish Dubey
02/06/25

Ashish Dubey

Chartered Accountant

Ashish Kush
02/06/25

Ashish Kush

Planning Executive

Day and Date of hearing

Monday and 02.06.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 02.06.2025.

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

Sh. Yudhvir Singh (AR) is present on behalf of the promoter. Sh. Satpal (Landowners) is present. Sh. Rajesh Yadav (AR of Gurugram Land and Finance Pvt. Ltd.) is present.

Meanwhile, the project site was visited on 30.05.2025 by the concerned PE and it is observed that the site has approach from 60m wide road.

The AR of the promoter stated that the affidavit from M/s Gurugram land and Finance Pvt. Ltd. w.r.t no sale of the 34 plots where the residential floors are proposed to be registered has been submitted on 30.05.2025.

Approved as proposed subject to rectification of deficiencies mentioned above and submission of Board resolution of Authorization from M/s Gurugram land and Finance Pvt. Ltd.

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

(Ashok Sangwan)
Member, HARERA

V.I.
(Vijay Kumar Goyal)
Member, HARERA

Arun K.
(Arun Kumar)

Chairman, HARERA

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
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