



Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Garden 28 Pataudi		
2.	Name of the promoter	Sh. Himanshu Garg		
3.	Nature of the project	Affordable Plotted Colony under DDJAY		
4.	Location of the project	Sector- 4, Pataudi, Gurugram		
5.	Legal capacity to act as a promoter	License Holder (Transfer of License)		
6.	Name of the license holder	Sh. Himanshu Garg		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole		
	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1941-2025		
10.	License no.	139 of 2023 dated 06.07.2023		Valid up to 05.07.2028.
11.	Total licensed area	9.731 acres	Area to be registered	9.731 acres
12.	Projected completion date	03.07.2028		
13.	QPR Compliances (if applicable)	N/A		
14.	4(2)(I)(D) Compliances (if applicable)	N/A		
15.	4(2)(I)(C) Compliances (if applicable)	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)	N/A		
19.	Total Project cost	Rs 101.64/- crores		
20.	Project Expenditure So far	Rs 75.04/- crores		
21.	Estimates expenditure for completion so far	Rs 26.6/- crores		
22.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	139 of 2023 dated 06.07.2023	05.07.2028
	ii)	Zoning Plan Approval	DTCP 10039 dated 13.02.2024	-
	iii)	Layout plan Approval	DRG. NO. DGTCP 9379 dated 07.07.2023	-


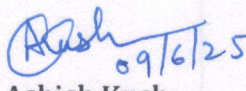

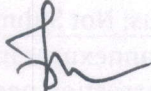


	Revised Layout plan Approval	DRG. NO. DGTCP 10038 dated 13.02.2024	-
iv)	Environmental Clearance	N/A	
v)	Airport height clearance	N/A	-
vi)	Fire scheme approval	N/A	
vii)	Service plan and estimate approval	LC-5014/DS(AK)/2025/13322 dated 16.04.2025	
23.	Fee Details		
	Registration Fee	Resi – 37,804.702 * 5 * 1 = Rs 1,89,024/- Comm – 1575.195 * 10 * 1 = Rs 15,752/- Total –Rs 2,04,776/-	
	Processing Fee	39,379.897 * 10 = Rs 3,93,799/-	
	Late Fee	N/A	
	Total Fee	Rs 5,98,575/-	
24.	DD amount	Rs. 5,98,650/-	
	DD no. and date	UTIBR52025050500358318 dated 05.05.2025	
	Name of the bank issuing	Axis Bank	
	Deficient amount	NIL	
25.	File Status	Date	
	File received on	05.05.2025	
	First notice Sent on	21.05.2025	
	First hearing on	02.06.2025	
	Second hearing on	09.06.2025	
26.	Case History: <p>The Promoter Sh. Himanshu Garg who is a license holder applied for the registration of real estate affordable plotted colony under DDJAY namely “Garden 28 Pataudi” located at Sector- 4, Pataudi, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 90927 dated 05.05.2025 and RPIN- 905. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1941-2025. The project area for registration is 9.731 acres as that of the licensed area i.e., 9.731 acres granted under License no – 139 of 2023 dated 06.07.2023 which is valid upto 05.07.2028.</p> <p>The application for registration of affordable plotted colony under DDJAY was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/905 dated 21.05.2025 was issued to the promoter with an opportunity of being heard on 02.06.2025.</p> <p>On 02.06.2025, the matter is adjourned and fixed for 09.06.2025.</p> <p>The Promoter has submitted a reply on 02.06.2025 wherein the copy of the public notice published in three newspapers i.e., The Tribune (English), Hindustan Times (English) and Dainik Tribune (Hindi) dated 23.05.2025 for objection till 05.06.2025 has been submitted alongwith the reply to deficiencies which was scrutinized and the status of documents is mentioned below.</p>		
27.	Present compliance status as on 09.06.2025 of deficiencies conveyed	1. 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 but needs to be revised. 2. Online DPI needs to be corrected.	



	<p>through notice dated 21.05.2025.</p>	<p>Status: Submitted but needs to be revised.</p> <p>3. Approval NOC's from various agencies for connecting external services like road needs to be submitted. Status: The promoter stated that the project site is directly connected with 7 Karam (38.5 feet) wide pakka metal revenue public road starting from village Pataudi and going towards Village Khod, so Approval/NOC for connectivity of road is not required.</p> <p>4. Pert chart needs to be submitted. Status: Submitted.</p> <p>5. Allottee related documents like Draft Application form needs to be submitted. Status: Submitted.</p> <p>6. Allottee related documents like Draft Allotment letter needs to be submitted. Status: Submitted.</p> <p>7. Allottee related documents like Draft BBA needs to be submitted. Status: Submitted.</p> <p>8. Allottee related documents like Draft Conveyance deed needs to be submitted. Status: Submitted.</p> <p>9. Draft Brochure needs to be submitted. Status: Submitted.</p> <p>10. TAN and GST of promoter needs to be submitted. Status: Submitted. However, GST is not applicable on the affordable residential plotted colony under DDJAY.</p> <p>11. Undertaking regarding object to construction the Affordable plotted colony under DDJAY. Status: Submitted.</p> <p>12. Computation of income of last 3 financial year needs to be submitted. Status: Submitted.</p> <p>13. Affidavit regarding operation of RERA account needs to be submitted along with KYC of Authorised person to operate Accounts as per RERA Act. Status: Submitted.</p> <p>14. Project report needs to be revised. Status: Submitted.</p> <p>15. Cash Flow statement needs to be submitted. Status: Submitted.</p> <p>16. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised, incorrect total cost. Status: Submitted.</p> <p>17. Statement of quarterly expenditure and statement of quarterly source of funds needs to be submitted. Status: Not Submitted.</p>
28.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be revised.</p> <p>3. Approval NOC's from various agencies for connecting external services like road needs to be submitted.</p>



		<p>Status: The promoter stated that the project site is directly connected with 7 Karam (38.5 feet) wide pakka metal revenue public road starting from village Pataudi and going towards Village Khod, so Approval/NOC for connectivity of road is not required.</p> <p>4. Statement of quarterly expenditure and statement of quarterly source of funds needs to be submitted.</p>
<p>Recommendations:</p> <p>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.</p> <p>No objection has been received in the Authority from any allottee in respect of public notice dated 23.05.2025.</p> <p>It is recommended that the Authority may consider the grant of registration subject to the submission of above.</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  Asha Chartered Accountant </div> <div style="text-align: center;">  Ashish Kush Planning Executive </div> </div>		
<p>Day and Date of hearing</p>	<p>Monday and 09.06.2025</p>	
<p>Proceeding recorded by</p>	<p>Ram Niwas</p>	
<p>PROCEEDINGS OF THE DAY</p>		
<p>Proceedings dated 09.06.2025.</p> <p>Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Himanshu Garg (AR) is present on behalf of the promoter.</p> <p>Meanwhile, the project site was visited on 04.06.2025 by the concerned PE and it is observed that the site has approach from 7 Karam (38.5 feet) wide road.</p> <p>Approved as proposed subject to rectification of deficiencies mentioned above.</p> <p>The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form, Online DPI.</p>		
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;"> <p><i>On leave</i></p> <p>(Ashok Sangwan) Member, HARERA</p> </div> <div style="text-align: center;">  (Vijay Kumar Goyal) Member, HARERA </div> <div style="text-align: center;">  (Arun Kumar) Chairman, HARERA </div> </div>		