The Leaf
M/s Navi Estates LLP

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details	
1.	Name of the project	The Leaf	
2.	Name of the promoter	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 license holder	Smt. Monika Raizada W/o Naveen Raizada	
7.	Status of project	Ongoing	
8.	RERA Registration No.	35 of 2021 dated 14.07.2021	
9.	Validity of Registration Certificate	Valid From 14.07.2021	Valid Up to 30.06.2025
10.	Date of receipt of application for extension	08.05.2025	
11.	Whether extension of registration applied for whole/phase	Whole Project	
12.	Extension applied till	29.06.2026	
13.	Online extension ID	RERA-GRG-PROJ-833-2021	
14.	Registration Temp ID	RERA-GRG-PROJ-1965-2025	
15.	QPR status (35 of 2021)	Submitted	
16.	4(2)(l)(D) reports status (35 of 2021)	Submitted	
17.	Other conditions of RC	As pe Addendum dated 16.04.2025, Service Plan Estimates and Revised Fire scheme approval within 4 months SPE approval: Submitted Revised Fire Scheme approval: Pending	
18.	4(2)(l)(C) compliance	Applied for extension	
19.	Status of change of bank account	N/A	
20.	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.	
21.	License no.	79 of 2018 dated 17.11.2018	Valid up to 17.11.2026

22.	Total licensed area		2.625 acres	Area for extension of registration	2.625 acres
23.	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	No. 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		19.10.2030
	v)	Revised Building plan Approval	ZP-1350-Vol.-III/JD(RA)/2024/28603 dated 11.09.2024		10.09.2029
	vi)	Revised Fire scheme approval	Applied dated 21.11.2024		
	vii)	Service plans and estimates approval	LC-3519/JE(SK)/2025/4995 dated 24.04.2025		
24.	Reasons for delay		Covid 19 Pandemic, NGT-imposed bans in NCR region		
25.	Total Project cost		Rs 101.30 crores		
26.	Project expenditure so far		Rs 61.98 crores		
27.	Estimated expenditure for completion so far		Rs 39.32 crores		
28.	Fee details				
	Registration fee at the time of amendment of Registration of The Leaf		Commercial area 19036.36 * 1.87* 20 = Rs 7,11,960/-		
	Late Fee		N/A		
	Processing fee at the time of amendment of Registration of The Leaf		19036.36 * 10 = Rs 1,90,364/-		
	Registration Fee at the time of Registration of The Leaf		Commercial: 17,814.77 * 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		Rs 8,01,664/-		
	Total Fee at the time of registration and amendment (A)		Rs 9,02,324 + Rs 1,78,147/- =Rs. 10,80,471/-		

	Extension Fee (Half of Registration fee)	7,11,960/2 = Rs 3,55,980/-
	Processing fee	19036.36 * 10 = Rs 1,90,364/-
	Late fee (2-month delay)	100%* Rs 3,55,980/- = Rs. 3,55,980/-
	Total Fee at the time of extension. (B)	Rs.9,02,324/-
	Total Fee (A+B)	Rs. 19,82,795/-
29.	**DD amount submitted at the time of registration**	1. Rs 6,23,512/- 2. Rs 1,78,148/-
	DD no. and date for registration	857949 dated 12.03.2021. 857950 dated 12.03.2021
	Name of the bank issuing	IndusInd Bank
	Fee Paid at the time of amendment of Registration of The Leaf	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
	DD Amount submitted for extension	Rs. 2,00,000/- Rs. 7,02,328/-
	DD no. and date for extension	223097 dated 07.05.2025 223102 dated 04.06.2025
	Name of the bank issuing	IndusInd Bank
	Total Fee Paid	Rs. 12,80,467/-
	Deficient amount	-
30.	**File Status**	**Date**
	File received on	08.05.2025
	First notice Sent on	28.05.2025
	First hearing on	02.06.2025 (adjourned)
	Second hearing on	09.06.2025 (adjourned)
	Third hearing on	23.06.2025 (adjourned)
	Fourth hearing on	30.06.2025
28.	**Case History :-** The Promoter M/s Navi Estates LLP who is a collaborator applied for the extension of registration of real estate project namely "The Leaf" located at Sector-34, Sohna, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 91191 dated 08.05.2025 and EPIN-151. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-833-2021 and online generated for project extension temp id RERA-GRG-PROJ-1965-2025. The total licensed area and project area for the extension of registration is 2.625 acres vide license no – 79 of 2018 dated 17.11.2018 valid upto 17.11.2026. The project had been registered with the Authority vide 35 of 2021 dated 14.07.2021 valid up to 30.06.2025 and further amended on dated 16.04.2025.	

	The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/151 dated 28.05.2025 was issued to the promoter with an opportunity of being heard on 02.06.2025. **On 02.06.2025, the matter is adjourned to come up on 09.06.2025.** **On 02.06.2025, the promoter has submitted the public notice in three newspapers, two English, "The Tribune", "Hindustan Times" and one Hindi, "Dainik Bhaskar" dated 23.05.2025 as per the directions of Authority. Objections to be filed till 06.06.2025.** **No objections are filed till yet.** **On 09.06.2025, the matter is adjourned to come up on 23.06.2025.** **On 23.06.2025, the matter is adjourned to come up on 30.06.2025.** The status of documents is mentioned below:	
29.	**Present compliance status as on 30.06.2025 of deficit documents as conveyed.**	1 Deficit fee Rs 7,02,328/- needs to be submitted. **Status: Submitted vide DD No. 223102 dated 04.06.2025.** 2 Corrections in online DPI needs to be done. **Status: Submitted but needs to be revised.** 3 Jamabandi, Mutation and Aks-shajra certified on the latest date not prior to six months of application needs to be submitted. **Status: Submitted** 4 Land title search report by the Advocate certified on the latest date incorporating the bar enrolment number needs to be submitted. **Status: Submitted** 5 Supporting documents for reasons for delay of the project needs to be submitted. **Status: Submitted** 6 Revised fire scheme approval along with the approved plans needs to be submitted. **Status: Not Submitted, the promoter has applied for the same dated 21.11.2024. Meanwhile, BG vide no. BCXIFBG250870002 dated 28.03.2025 amounting to Rs. 25 Lakhs as security amount for submission of Revised Fire Scheme approval has been submitted in the Authority at the time of amendment of registration dated 16.04.2025 which shall be forfeited in case of non-submission of revised fire scheme approval within 4 months.**

		7 Approval/NOC from various agencies regarding the external services like roads access needs to be submitted. **Status: Undertaking submitted regarding road access permission that the site is already abutted by and connected to the 12 m wide service road which provides direct and adequate access. As per site visit it has been checked.** 8 List of the units sold to the allottees as on date of the application for extension of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided. **Status: Submitted** 9 List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. **Status: Submitted** 10 Copy of 5 executed application form, allotment letter, BBA, conveyance deed, payment receipt needs to be submitted. **Status: Submitted** 11 PERT chart needs to be submitted. **Status: Submitted** 12 Draft Brochure/advertisement document needs to be submitted. **Status: Submitted** 13 Cost of the land needs to be clarified according to the area applied for the registration. **Status: Submitted** 14 KYC of project consultant needs to be submitted. **Status: Submitted** 15 CA certificate for inventory needs to be revised. **Status: Submitted** 16 CA Certificate for net worth needs to be submitted. **Status: Submitted.** 17 Latest ca certificate for non-default needs to be submitted. **Status: Submitted** 18 Affidavit regarding no loan on project land needs to be submitted. needs to be submitted. **Status: Submitted** 19 Statement of quarterly source of funds and quarterly expenditure needs to be submitted. **Status: Submitted**

		20 Cash flow statement needs to be submitted. **Status: Submitted** 21 Affidavit regarding 10% auto deduct from separate bank account regarding EDC needs to be submitted. **Status: Submitted** 22 Copy of paid challan of EDC and IDC needs to be submitted. **Status: Submitted**
30.	**Remarks**	1 Corrections in online DPI needs to be done. 2 Revised fire scheme approval along with the approved plans needs to be submitted. Status: Not Submitted, the promoter has applied for the same dated 21.11.2024. Meanwhile, BG vide no. BCXIFBG250870002 dated 28.03.2025 amounting to Rs. 25 Lakhs as security amount for submission of Revised Fire Scheme approval has been submitted in the Authority at the time of amendment of registration dated 16.04.2025 which shall be forfeited in case of non-submission of revised fire scheme approval within 4 months.

Recommendation: The application submitted by the promoter for extension of registration of the project along with requisite documents is found to be in order except the documents listed above at S. No. 30. It is recommended that the Authority may grant extension of registration subject to the correction of above-mentioned deficiencies.

Asha

(Asha)
Chartered Accountant

Nikita

(Nikita Mittal)
Planning Executive

Day and Date of hearing	Monday and 30.06.2025
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 30.06.2025.

Ms. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Vijay Kumar Goyal (Partner) Sh. Anil Kumar (AR) are present on behalf of the promoter.

Approved as proposed subject to corrections in DPI.

The extension of registration shall be issued after corrections in DPI.

(Arun Kumar)
Chairman, HARERA