

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Green Hill City		
2.	Name of the promoter	M/s Devatwal & Devatwal Developers Pvt. Ltd.		
3.	Nature of the project	Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector-02, Sohna, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the land owner	Sh. Bhim Singh, Sh. Balbir Singh and others		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole		
	Phase no.	Not applicable		
9.	Online application ID	RERA-GRG-PROJ-1884-2025		
10.	License no.	258 of 2023 dated 04.12.2023 valid upto 03.12.2028		
11.	Total licensed area	5.775 acres	Area to be registered	5.775 acres
12.	Projected completion date	CC – 30.11.2028		
13.	QPR Compliances (if applicable)	Not applicable		
14.	4(2)(I)(D) Compliances (if applicable)	Not applicable		
15.	4(2)(I)(C) Compliances (if applicable)	Not applicable		
16.	Status of change of bank account	Not applicable		
17.	Details of proceedings pending against the project	Not applicable		
18.	RC Conditions Compliances (if applicable)	Not applicable		
19.	Number of Plots	Residential Plots: 90 & Commercial Plots: 1		
20.	Total Project cost	Rs 17.47 Cr		
21.	Project expenditure so far	Rs 3.48 Cr		
22.	Estimated expenditure for completion so far	Rs 13.99 Cr		
23.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	258 of 2023 dated 04.12.2023	03.12.2028

	ii)	Zoning Plan Approval	DRG No. DTCP 10871 dated 13.02.2025	-
	iii)	Revised Layout cum demarcation plan approval	Memo no. ZP-2067/JD(RA)/2025/5876 dated 13.02.2025 & Drg. No. DTCP 10870 dated 13.02.2025	
	iv)	Environmental Clearance	Not applicable	
	vii)	Service plan and estimate approval	Not Submitted	
	vii)	Electrical load availability connection	Not Submitted	
24.	Fee Details			
	Registration Fee		Residential: 22453.185* 1* 10= Rs 2,24,532/- Commercial: 917.374 * 1* 20 = Rs 18,347/- Total: Rs 2,42,879/-	
	Processing Fee		23370.559 * 10 = Rs 2,33,706/-	
	Late Fee		Not applicable	
	Total Fee		Rs 4,76,585/-	
25.	DD amount		Rs 2,33,800/- Rs 2,65,500/-	
	DD no. and date		019219 dated 19.05.2025 019218 dated 19.05.2025	
	Name of the bank issuing		HDFC Bank	
	Deficient amount		Nil	
26.	File Status		Date	
	File received on		14.05.2025	
	First notice Sent on		04.06.2025	
	1 st hearing on		09.06.2025	
	2 nd hearing on		16.06.2025	
	3 rd hearing on		30.06.2025	
27.	Case History: The Promoter M/s Devatwal & Devatwal Developers Pvt. Ltd. who is a collaborator with various landowners i.e. Sh. Bhim Singh, Sh. Balbir Singh and others applied for the registration of real estate Affordable Residential Plotted Colony under DDJAY namely “Green Hill City” located at Sector-02, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 91409 dated 14.05.2025 and RPIN-912. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-1884-2025. The project area for registration is 5.775 acres under license no. 258 of 2023 dated 04.12.2023 valid upto 03.12.2028.			

The application for registration of Residential plotted colony under DDJAY was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/912 dated 04.06.2025 was issued to the promoter with an opportunity of being heard on 09.06.2025.

The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 28.05.2025 namely Dainik Jagran, Financial Express & The Indian Express. Whereas, no objection has been received till 11.06.2025. Whereas, it is noticed that in Hindi newspaper promoter has published in English language.

As per the directions of the authority, the PE conducted a site visit on 04.06.2025. The project site is currently accessible via a 9-meter-wide road; however, it is proposed that the road will be widened to 24 meters. Additionally, demolition work is ongoing on some plots where structures up to G+2 have already been constructed. One plot on the site is currently under construction.

Furthermore, essential services such as water supply, sewerage, stormwater drainage, and electricity have already been assured by the concerned departments. It has been stated that Sohna has not yet been acquired, and that master services will be planned accordingly.

On 09.06.2025, the matter is adjourned and to come up on 16.06.2025.

On 16.06.2025, the matter is adjourned and to come up on 30.06.2025.

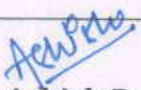
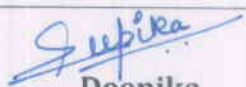

The status of the documents is mentioned below:

28.	Present compliance status as on 30.06.2025 of deficient documents conveyed vide notice dated 04.06.2025.	<ol style="list-style-type: none"> 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: Submitted, but corrections need to be done. Online DPI needs to be corrected. Status: Submitted, but corrections need to be done. In the collaboration agreement, it is observed that the agreement does not contain an irrevocability clause. Hence, the same needs to be clarified. Status: In reply to the same promoter submitted a registered GPA & addendum agreement and both the agreements are irrevocable. Whereas, in collaboration agreements it is mentioned in clause no. 8.3 that the various landowners shall in furtherance of the execution of the present agreement also execute irrevocable SPA in favor of M/s Devatwal & Devatwal Developers Pvt. Ltd. Clarification regarding sharing model between landowner and developer in accordance with the collaboration agreement duly signed by both the parties needs to be submitted. Status: Affidavit submitted, but not notarized and unsigned by both the parties. Hence, revised sharing model needs to be submitted.
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		<p>5. An affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the license no. 258 of 2023 dated 04.12.2023 from both the promoters (License holder & Developer) along with Board Resolution of land-owning company needs to be submitted. Status: Affidavit submitted, but not notarized and unsigned by both the parties. Hence, revised affidavit needs to be submitted.</p> <p>6. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted</p> <p>7. Electrical load availability connection for the project needs to be submitted. Status: Applied on 10.06.2025</p> <p>8. Approval NOC from agency for connecting external service like road access needs to be submitted. Status: Applied on 12.05.2025</p> <p>9. Land title search report for the last 30 years, certified by an advocate with their bar enrolment number and dated recently, needs to be revised. Status: Submitted, but needs to be revised.</p> <p>10. Project report along with brochure of current project and project photos needs to be revised. Status: Project report & current project photos submitted, whereas, brochure needs to be revised.</p> <p>11. PERT Chart specifying date of completion needs to be submitted. Status: Not submitted</p> <p>12. Draft allottee document i.e. application form, allotment letter, builder buyer agreement & conveyance deed needs to be revised. Status: Submitted, but needs to be revised.</p> <p>13. Draft brochure needs to be revised and advertisement needs to be submitted. Status: Submitted, but needs to be revised.</p> <p>14. Cost of the land needs to be clarified according to the area applied for the registration is 5.775 acres. Additionally, an affidavit outlining the area-sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. Status: Submitted but cost of land needs to be clarified along with supporting documents. An affidavit outlining the area-sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted.</p> <p>15. Clarification needs to be submitted as land cost, taxes and cess not mentioned in DPI. Details of financial resources from equity mentioned in DPI amounts to Rs 200 lakhs</p>
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		<p>needs to be submitted. Further details of financial resources need to be revised as promoters net worth is negative. Status: Submitted but clarification needs to be submitted as taxes and cess not mentioned in DPI. Further details of financial resources need to be revised as financial resources mentioned in DPI is less than the incurred project cost.</p> <p>16. Original non-encumbrance certificate dated 14.02.2025 not below the rank of tehsildar certified on the latest date needs to be submitted. Status: Submitted</p> <p>17. Independent Auditors Report along with audited financial statement for the financial year 2021-22 needs to be submitted. KYC of Architect, CA and MEP Consultant needs to be submitted. Status: Submitted</p> <p>18. CA Certificate dated 12.05.2025 of expenditure incurred and to be incurred needs to be revised as costing details do not match with DPI. Status: Submitted</p> <p>19. Affidavit of promoter dated 10.05.2025 regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised. Status: Submitted but Affidavit of promoter dated 12.06.2025 regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised as commercial unit is missing.</p> <p>20. Bank Undertaking needs to be revised as employee designation is missing. Status: Submitted but HDFC bank stamp is missing.</p> <p>21. 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 as financial resources mentioned in DPI is less than incurred project cost.</p> <p>22. Schedule and Challan of IDC 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)(I)(D) needs to be submitted. Status: Submitted</p>
29.	Remarks	<p>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.</p> <p>2. Online DPI needs to be corrected.</p>

		<p>3. In the collaboration agreement, it is observed that the agreement does not contain an irrevocability clause. Hence, the same needs to be clarified.</p> <p>Status: In reply to the same promoter submitted a registered GPA & addendum agreement and both the agreements are irrevocable. Whereas, in collaboration agreements it is mentioned in clause no. 8.3 that the various landowners shall in furtherance of the execution of the present agreement also execute irrevocable SPA in favor of M/s Devatwal & Devatwal Developers Pvt. Ltd.</p> <p>4. Clarification regarding sharing model between landowner and developer in accordance with the collaboration agreement duly signed by both the parties needs to be submitted.</p> <p>5. An affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the license no. 258 of 2023 dated 04.12.2023 from both the promoters (License holder & Developer) along with Board Resolution of land-owning company needs to be submitted.</p> <p>6. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p>7. Electrical load availability connection for the project needs to be submitted.</p> <p>8. Approval NOC from agency for connecting external service like road access needs to be submitted.</p> <p>9. Land title search report for the last 30 years, certified by an advocate with their bar enrolment number and dated recently, needs to be revised.</p> <p>10. Project report along with brochure of current project and project photos needs to be revised.</p> <p>11. PERT Chart specifying date of completion needs to be submitted.</p> <p>12. Draft allottee document i.e. application form, allotment letter, builder buyer agreement & conveyance deed needs to be revised.</p> <p>13. Draft brochure needs to be revised and advertisement needs to be submitted.</p> <p>14. Cost of the land needs to be clarified according to the area applied for the registration is 5.775 acres. Additionally, an affidavit outlining the area-sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted.</p> <p>15. Clarification needs to be submitted as land cost, taxes and cess not mentioned in DPI. Details of financial resources from equity mentioned in DPI amounts to Rs 200 lakhs needs to be submitted. Further details of financial resources need to be revised as promoters net worth is negative.</p>
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		16. Affidavit of promoter dated 10.05.2025 regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised. 17. Bank Undertaking needs to be revised as employee designation is missing. 18. Quarterly net cash flow statement, quarterly estimated expenditure and quarterly fund flow statement needs to be revised.
 Ashish Dubey Chartered Accountant		 Deepika Planning Executive
Day and Date of hearing		Monday and 30.06.2025
Proceeding recorded by		Ram Niwas
PROCEEDINGS OF THE DAY		
Proceedings dated: 30.06.2025		
Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.		
Sh. Suresh Kumar (AR) and Sh. Prine Dhariwal (AR) are present on behalf of the promoter. The promoter is directed to rectify the above-mentioned deficiencies conveyed vide deficiency notice HARERA/GGM/RPIN/912 dated 04.06.2025.		
Meanwhile, the project site was visited on 04.06.2025 by the concerned Planning Executive and Chartered Accountant and it has been apprised that the DDJAY plotted colony is well connected via a 9 karam wide road, whereas the 24-meter-wide road is yet to be constructed.		
The matter to come up on 14.07.2025.		
		 (Arun Kumar) Chairman, HARERA

