

Project Palm Drive
Promoter M/s VK and Sons Infratech Pvt. Ltd.

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

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SNo.	Particulars	Details		
1.	Name of the project	Palm Drive		
2.	Name of the promotor	M/s VK and Sons Infratech Pvt. Ltd.		
3.	Nature of the project	Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 2 & 3, Pataudi, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	M/s VK and Sons Infratech Pvt. Ltd., Sh. Inderjeet Yadav S/o Sh. Jaikishan Yadav		
7.	Whether registration applied for whole	Whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1958-2025		
10.	License no.	65 of 2025 dated 07.05.2025		Valid up to 06.05.2030
11.	Total licensed area	6.475 Acres	Area to be registered	6.475 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	14.06.2029		
13.	QPR compliance	N/A		
14.	4(2)(I)(D) compliance	N/A		
15.	Compliance of conditions of RC	N/A		
16.	4(2)(I)(c) compliance	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	Status of change of bank a/c	N/A		
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	i)	License Approval	65 of 2025 dated 07.05.2025	06.05.2030
	ii)	Zoning Plan Approval	DTCP-11143 dated 28.05.2025	
	iii)	Layout plan Approval	DTCP- 11069 dated 07.05.2025	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	LC-5270/DS(AK)/2025/21747 dated 10.06.2025	
	viii)	Electricity load availability connection	Ch-10/Drg-PLC dated 13.05.2025	



20.	Total Project Cost	Rs. 90.67 Cr
21.	Project expenditure so far	Rs. 10.71 Cr.
22.	Estimated expenditure for completion so far	Rs. 79.96 Cr.
23.	Fee details	
	Registration fee	Residential: 25,155.238*5 = Rs. 1,25,776/- Commercial: 1048.135*10 = Rs. 10,481/- Total =Rs. 1,36,257/-
	Late fee	Nil
	Processing fee	26203.373 *10= Rs. 2,62,034/-
	Total fee	Rs. 3,98,291/-
24.	DD amount	Rs. 3,98,000/- Rs. 300/-
	DD no. and date	009986 dated 28.05.2025. IMPS Transaction: IMPS516717380646 dated 16.06.2025
	Name of the bank issuing	HDFC Bank
	Deficient amount	-
25.	File Status	Date
	Project received on	30.05.2025
	Notice dispatched on	16.06.2025
	1 st Hearing	23.06.2025
26.	<p>Case history- The promoter i.e., M/s VK and Sons Infratech Pvt. Ltd. has applied on dated 30.05.2025 for registration of their residential plotted colony under DDJAY namely "Palm Drive" located at Sector 104, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016 vide central receipt no. 92427 dated 30.05.2025 and RPIN-919. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1958-2025. This application relates to the license no. 65 of 2025 dated 07.05.2025 admeasuring 6.475 acres is granted by DTCP for affordable residential plotted colony under DDJAY valid up to 06.05.2030.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which have been mentioned in the scrutiny. The application for registration was scrutinized and 1st deficiency notice was issued on 16.06.2025 to the promoter. An opportunity of being heard is scheduled on 23.06.2025.</p> <p>On 17.06.2025, the promoter has submitted the public notice in three newspapers, two English, "The Indian Express" and "The Tribune" one Hindi, "Dainik Tribune" dated 05.05.2025 as per the directions of Authority. Objections to be filed till 19.06.2025.</p> <p>No Objections received till 20.06.2025.</p> <p>The status of the documents is mentioned below:</p>	
27.	Deficiencies as observed in the scrutiny	<ol style="list-style-type: none"> Online corrections in REP-I (Part A-H) needs to be done. Status: Submitted but needs to be revised. Corrections marked on the hard copy of online DPI need to be done. Status: Submitted but needs to be revised. Deficit fee of Rs. 291/- needs to be submitted. Status: Submitted Rs. 300/- vide IMPS Transaction no. IMPS516717380646 dated 16.06.2025.

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
Act No. 16 of 2016 Passed by the Parliament

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



		<p>4. Project report along with brochure of current project and project photos needs to be submitted. Status: Submitted</p> <p>5. Land title search report by the Advocate incorporating the bar enrolment number needs to be revised. Status: Submitted</p> <p>6. Area sharing allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties on tabular form and marked on the approved layout plan needs to be submitted. Status: Submitted</p> <p>7. Approved Service Plan and Estimates need to be submitted, if applied then copy of the same needs to be submitted. Status: Submitted</p> <p>8. Approval/NOC from various agencies regarding the external services like road access permission needs to be submitted. Status: As per site visit, the site is connected to 4 Karam wide road and further it is connected to Pataudi Bypass Road.</p> <p>9. Allottee related draft documents i.e. BBA and payment receipt needs to be submitted. Status: Submitted</p> <p>10. PERT chart of the project needs to be submitted. Status: Submitted</p> <p>11. Draft brochure document needs to be revised. Status: Submitted</p> <p>12. Draft advertisement document needs to be submitted. Status: Submitted</p> <p>13. Land cost needs to be submitted along with area apply for registration. Status: Submitted</p> <p>14. Latest Non encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Submitted</p> <p>15. Board resolution for opening of bank account along with the KYC of authorized person needs to be submitted. Status: Submitted</p> <p>16. Quarterly statement of expenditure of cost of construction and IDW needs to be submitted. Status: Submitted</p> <p>17. Copy of paid challan of EDC needs to be provided. Status: Submitted</p> <p>18. KYC of project consultant needs to be submitted. Status: Submitted</p> <p>19. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be provided. Status: Submitted</p> <p>20. Bank undertaking needs to be submitted. Status: Submitted but original needs to be submitted.</p>
28.	Remarks	<p>1. Online corrections in REP-I (Part A-H) needs to be done.</p>

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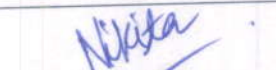
भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



2. Corrections marked on the hard copy of online DPI need to be done.
3. Approval/NOC from various agencies regarding the external services like road access permission needs to be submitted.
Status: As per site visit, the site is connected to 4 Karam wide road and further it is connected to Pataudi Bypass Road.
4. Original Bank undertaking needs to be submitted.

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 are found to be in order except the deficiencies pending in S. No. 28. It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents.


(Asha)
Chartered Accountant


(Nikita Mittal)
Planning Executive

Day and Date of hearing

Monday and 23.06.2025

Proceeding recorded by

Sh. Ram Niwas

PROCEEDINGS OF THE DAY

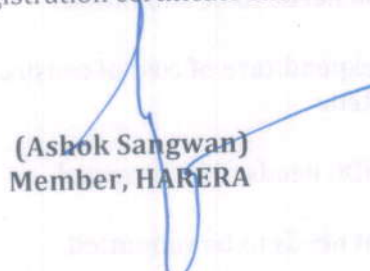
Proceeding dated: 23.06.2025.


Ms. Nikita Mittal (Planning Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.

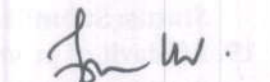
Sh. Bijender Pal (Director) is present on behalf of the promoter and states that the site is accessible from 4 Karam wide road which is existing and further connecting to Pataudi Bypass Road. Since the DTCP has issued the license vide license no. 65 of 2025 on the basis of licensing policy parameters of the Department, the site shall have access from 24m/30m wide sector road in future when constructed but the present access is only through 4 karam revenue rasta and hence, the promoter is directed to disclose the same in the advertisement and brochure at the time of publication.

In view of the above, approved as proposed subject to rectification of remaining minor deficiencies along with the condition to be mentioned in registration certificate regarding declaration of existing accessibility of the site.

The registration certificate shall be issued after corrections in A to H and DPI.


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA