

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project - Namah
Promoter - M/s NBSAM Construction Pvt. Ltd.
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Namah.		
2.	Name of the promoter	M/s NBSAM Construction Pvt. Ltd. (COD approved vide memo no LC-4470-JE(SK)/2024/39246 dated 11.12.2024)		
3.	Nature of the project	Affordable plotted colony under DDJAY.		
4.	Location of the project	Sector-11, Sohna, Gurugram.		
5.	Legal capacity to act as a promoter	Change of developer.		
6.	Name of the license holder	Standard Farms Pvt. Ltd.		
7.	Name of the Collaborator	M/s Raheja Developers Ltd.		
8.	Name of the Change of developer (if any)	M/s NBSAM Construction Pvt. Ltd. (Approved vide memo no LC-4470-JE(SK)/2024/39246 dated 11.12.2024)		
9.	Status of project	New		
10.	Whether registration applied for whole	Whole		
	Phase no.	N/A		
11.	Online application ID	RERA-GRG-1957-2025		
12.	License no.	28 of 2023 dated 09.02.2023 valid up to 08.02.2028. (After migration from license no. 19 of 2014 dated 11.06.2014 granted for Residential Plotted Colony over an area measuring 45.802 acres)		
13.	Total licensed area	7.3875 Acres	Area applied	7.3875 Acres
14.	Projected completion date	31.03.2028.		
15.	QPR Compliances (if applicable)	N/A		
16.	4(2)(I)(D) Compliances (if applicable)	N/A		
17.	4(2)(I)(C) Compliances (if applicable)	N/A		
18.	Status of change of bank account	N/A		
19.	Details of proceedings pending against the project	N/A		
20.	RC Conditions Compliances (if applicable)	N/A		
21.	Total Project Cost	Rs. 131.28 Cr.		
22.	Expenditure Incurred	Rs. 23.43 Cr.		
23.	Expenditure to be incurred	Rs. 107.85 Cr.		
24.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	i)	License Approval	28 of 2023 dated 09.02.2023.	08.02.2028



	ii)	Zoning Approval Plan	DGTCP 11095 & 11096 dated 09.05.2025.
	iii)	Building approval plan	N/A
	iv)	Environmental Clearance	N/A.
	v)	Airport clearance height	N/A.
	vi)	Fire approval scheme for commercial	N/A.
	vii)	Service plan and estimate approval (Golden City)	Not Submitted.
25.	Fee Details		
	Registration fee	Residential 28,705.404 x 10 =Rs. 2,87,054/- Commercial 1190.700 x 20 =Rs. 23,814/- Total = 2,87,054 + 23,814 Rs. 3,10,868/-	
	Late fee	N/A	
	Processing fee	29,896.104 x 10 =Rs. 2,98,961/-	
	Total fee	3,10,868 + 2,98,961 = Rs. 6,09,829/-	
26.	DD details	Rs. 6,10,000/-	
	DD details	871925 dated 09.05.2025	
	Name of the bank issuing	Federal Bank	
	Deficient amount	6,09,829 - 6,10,000 Rs. -171/- (NIL)	
27.	File Status	Date	
	File received on	19.05.2025	
	First notice Sent on	05.06.2025	
	First hearing on	16.06.2025	
	Documents submitted on	20.06.2025	
	Second hearing on	30.06.2025	
	Documents Submitted on	17.07.2025	
	Third hearing on	21.07.2025	
	Documents Submitted on	23.07.2025	
	Documents Submitted on	07.08.2025	



	Fifth hearing on	01.09.2025
28.	Case History: The Promoter i.e., M/s NBSAM Construction Pvt. Ltd. who is a change of developer approved vide memo no LC-4470-JE(SK)/2024/39246 dated 11.12.2024 has applied for the registration of Affordable plotted colony under DDJAY. namely "Namah" located at Sector 11, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016. The area applied for registration is 7.3875 Acres. The application for registration of Independent Residential Floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/913 dated 05.06.2025 was issued to the promoter. The promoter has published the public notice in 3 newspapers i.e., Dainik Tribune, Pioneer and Indian Express dated 03.06.2025. Meanwhile, the site of the project was visited physically on 04.06.2025 by the concerned Associate Engineer Executive along with Chartered Accountant and it has been noted that the project i.e., DDJAY plotted colony namely "Namah" has the access from the 24m wide road of project namely "Raheja Aranya City" which is well connected to the Sohna-Alwar road. However, another 24m sector road is yet to be constructed. Proceedings dated 30.06.2025. Sh. Shashank Sharma, Associate Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. N.K Dham & Ms. Jyoti Vig are present on behalf of promoter and failed to produce any identity proof or Authorization letter to present the case before the Authority. Meanwhile, the site of the project was visited physically on 04.06.2025 by the concerned Associate Engineer Executive along with Chartered Accountant and it has been noted that the project i.e., DDJAY plotted colony namely "Namah" has the access from the 24m wide road of project namely "Raheja Aranya City" which is well connected to the Sohna-Alwar road. However, another 24m sector road is yet to be constructed. In view of the above, Authority directs that the director of the promoter company along with the person having project knowledge shall remain present on the next date of hearing to present the case before the Authority. The promoter is further directed to submit the remaining deficit documents along with the status of registration of the project pertaining to license no 19 of 2014 dated 11.06.2014 before the next date of hearing. The matter to come up on 21.07.2025. Proceedings dated 21.07.2025. Sh. Shashank Sharma, Associate Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Neeraj Kumar (Director), Sh. Masom Kumar (Business Development Officer) and Sh. Gaurav Sharma (Architect) are present on behalf of the promoter and states that the license no. 28 of 2023 dated 09.02.2023 is migrated from license no. 19 of 2014 dated 11.06.2014. It is further stated that the license no. 19 of 2014 was duly registered with the Interim RERA Authority, Panchkula vide RC no. 93 of 2017 dated 28.08.2017. Further, the land parcel on which the present application is under consideration of the Authority was shown as High School and EWS plots in the earlier approved layout plan and no third-party rights of any kind was created on this parcel of land by the earlier developer also.	



In light of the foregoing, the Promoter is hereby directed to submit detailed information pertaining to the said licensed land under consideration, presented in a tabular sequence of events, along with all remaining deficient documents, within a period of two (2) days from the date of this order. Furthermore, a two weeks public notice shall be issued in three widely circulated newspapers (two in English and one in Hindi) inviting objections, if any, from the public at large in respect of the verification of the creation of any third-party rights over the parcel of land for which registration has been sought.

The matter to come up on 11.08.2025.

Proceedings dated 11.08.2025.

Sh. Shashank Sharma, Associate Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Masom Kumar (Business Development Officer) is present on behalf of promoter and states that the land parcel on which the present application is under consideration of the Authority was shown as High School and EWS plots in the earlier approved layout plan dated 29.08.2017 and no third-party rights of any kind was created on this parcel of land by the earlier developer also.

The Authority observes that Director of Town and Country Planning, Haryana, granted license no. 28 of 2023 dated 09.02.2023 admeasuring 7.3875 acres (after migration from license no. 19 of 2014 dated 11.06.2014 granted for Residential Plotted Colony) to Standard Farms Pvt. Ltd. in collaboration with M/s Raheja Developers Ltd. for setting up of Affordable Plotted Colony under DDJAY in sector 11, Sohna, Gurugram. Thereafter, approval for change of developer from M/s Raheja Developers Ltd. to M/s NBSAM Construction Pvt. Ltd. has been approved by Director, Town and Country Planning, Haryana vide memo no LC-4470-JE(SK)/2024/39246 dated 11.12.2024. After that promoter i.e., M/s NBSAM Construction Pvt. Ltd. has obtained the zoning plan approval vide drg no. DTCP 11095 & 11096 dated 09.05.2025. The promoter stated that no third-party rights of any kind has been created on this parcel of land by the license holder i.e., Standard Farms Pvt. Ltd., earlier developer i.e., M/s Raheja Developers Ltd. and also by the applicant promoter i.e., M/s NBSAM Construction Pvt. Ltd. The promoter has also submitted an affidavit in this regard.

The Authority further observes that the land which is applied for registration has been mortgaged with the Punjab National Bank, and the Bank had organised an E-Auction on 28.06.2024 for sale of immovable assets of respondent company i.e., M/s Raheja Developers Ltd. under the Securitization and Reconstruction of Financial assets and Enforcement of Security interest Act, 2002.

In view of the above, promoter is directed to submit the reply against the status of mortgage and E-Auction of Punjab National Bank on the said land which is applied for registration u/s 4 of the Act, 2016. Further, Punjab National Bank is also directed to remain present on the next date of hearing to clear the status of the land applied for registration. The status of revised plan of entire licensed land along with consents if any be also submitted.

The matter to come up on 01.09.2025.

An email to PNB bank and to their counsel Adv. Garv Malhotra has been sent on 24.08.2025 to remain present on 01.09.2025 at 11:00 am before the Authority to clear the status of the land applied for registration.

29. Present compliance status as on 01.09.2025 of deficient documents as observed during the last hearing dated 11.08.2025.	1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status – Not Submitted.
---	--



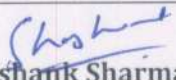
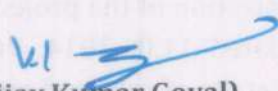
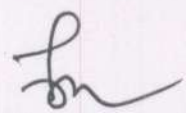
			2. Corrections marked on the hard copy of online DPI need to be done. Status –Submitted but needs to be revised. 3. Clarification regarding sharing model between landowner and change of developer in accordance with the collaboration agreement duly signed by both the parties needs to be submitted. Status – Promoter has submitted that developer has made payment of Rs. 15 cr directly to DTCP on account of due under EDC and IDC in the other license granted to the confirming pary (M/s Raheja Developers Ltd.). However, still promoter has not shared the revenue sharing/area sharing between the Change of developer (M/s NBSAM construction Pvt. Ltd. and license holder (M/s Standard Farms Pvt. Ltd). 4. Approved service plans and estimates needs to be submitted. Status – Not Submitted. 5. The license no 28 of 2023 dated 09.02.2023 valid up to 08.02.2028 for an area admeasuring 7.3875 acres is granted by DTCP after migration from license no. 19 of 2014 dated 11.06.2014 granted for Residential Plotted Colony over an area measuring 45.802 acres. You, are, therefore required to provide the status of registration of the project pertaining to license no 19 of 2014 dated 11.06.2014. You are further required to provide the details of sold and unsold inventory along with the status of development works on site. Status – Not Submitted. 6. An affidavit regarding no advertisement, marketing, booking or sale etc w.r.t the license no 28 of 2023 dated 09.02.2023 valid up to 08.02.2028 for an area admeasuring 7.3875 acres from the license holder, Collaborator and Change of developer along with the board resolution needs to be submitted. Status – Affidavit through Director of M/s NBSAM Construction Pvt. Ltd. (Ms. Jyoti Vig) submitted. Affidavit of Sh. Sanjay Sachdeva (AR of the company i.e., M/s Raheja Developers Ltd.) Submitted. Affidavit through its Additional Director Ms. Jyoti Vig (As per the MCA website) of M/s Standard Farms Pvt. Ltd. submitted. 7. You have submitted the provisional layout plan only. However, approved layout plan needs to be submitted. Status – Submitted. 8. Road access permission needs to be submitted.
--	--	--	---



	Status - The project "Namah" is already connected with 12/24 mtr service road and road access permission is not required. Affidavit through diector is also submitted. 9. Huda construction water NOC needs to be submitted. Status - Submitted. 10. Draft application form, allotment letter, builder buyer agreement and conveyance deed need to be revised. Status - Submitted but needs to be revised. 11. Draft brochure and advertisement document needs to be revised. Status - Submitted. 12. Land cost needs to be clarified according to area apply for registration. Status - Not clarified. 13. KYC of director (Rakshak Vig) needs to be provided. Status - Submitted. 14. TAN, and GST of promoter needs to be provided. Status - TAN submitted. However, promoter has been applied for GST registration on 15.05.2025. 15. Project report needs to be provided. Status - Submitted. 16. Board resolution for opening of bank account needs to be submitted along with KYC of authorized person. Status - Submitted, however KYC of authorized person (Ms. Jyoti Vig) needs to be submitted. 17. Annual balance sheet for the financial year 2023-24 needs to be submitted. Status - Not Submitted. 18. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised as total cost does not match with DPI. Status - Submitted. 19. Original bank undertaking needs to be provided. Status - Submitted but needs to be revised. 20. Cash flow statement needs to be provided. Status - Submitted. 21. Others in loan and advances needs to be clarified. Status - Clarified. 22. Quarterly statement of expenditure and sources needs to be provided. Status - Submitted. 23. CA certificate for net worth needs to be provided. Status - Submitted. 24. Copy of paid challan of EDC and IDC needs to be provided.
--	--

		Status - Submitted. 25. CA certificate regarding expenditure incurred and to be incurred needs to be submitted. Status - Submitted. 26. Tripartite Agreement dated 30.04.2024 between the landowner and developers needs to be submitted. Status - Submitted. 27. CA certificate for non-default needs to be submitted. Status - Submitted. 28. Current status of loan on the said project land needs to be submitted along with relevant documents. Status - Not Submitted.
30.	Remarks	1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. 2. Corrections marked on the hard copy of online DPI need to be done. 3. Clarification regarding sharing model between landowner and change of developer in accordance with the collaboration agreement duly signed by both the parties needs to be submitted. 4. Approved service plans and estimates needs to be submitted. 5. The license no 28 of 2023 dated 09.02.2023 valid up to 08.02.2028 for an area admeasuring 7.3875 acres is granted by DTCP after migration from license no. 19 of 2014 dated 11.06.2014 granted for Residential Plotted Colony over an area measuring 45.802 acres. You, are, therefore required to provide the status of registration of the project pertaining to license no 19 of 2014 dated 11.06.2014. You are further required to provide the details of sold and unsold inventory along with the status of development works on site. 6. Road access permission needs to be submitted. 7. Draft application form, allotment letter, builder buyer agreement and conveyance deed need to be revised. 8. Land cost needs to be clarified according to area apply for registration. 9. GST of promoter needs to be provided. 10. Board resolution for opening of bank account needs to be submitted along with KYC of authorized person. 11. Annual balance sheet for the financial year 2023-24 needs to be submitted. 12. Original bank undertaking needs to be revised.



		13. Current status of loan on the said project land needs to be submitted along with relevant documents.
 Asha Chartered Accountant		 Shashank Sharma Associate Engineer Executive
Day and Date of hearing	Monday and 01.09.2025	
Proceeding recorded by	Ram Niwas	
PROCEEDINGS OF THE DAY		
Proceedings dated 01.09.2025. Sh. Shashank Sharma, Associate Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Pranav Verma is present on behalf of Punjab National Bank. Sh. Masom Kumar (Business Development Officer) is present on behalf of promoter and states that the land parcel on which the present application for registration is mortgaged with Punjab National Bank. The license holder i.e., Standard Farms Pvt. Ltd. and the previous collaborator i.e., M/s Raheja Developers Ltd. are in process of obtaining the no dues certificate from the Punjab National Bank and the process for obtaining the same will take time. The Authority observes that the title of land which is applied for the registration u/s 4 of the Act, 2016 is not clear and has been mortgaged with the Punjab National Bank, and the Bank had organised an E-Auction on 28.06.2024 for sale of immovable assets of respondent company i.e., M/s Raheja Developers Ltd. under the Securitization and Reconstruction of Financial assets and Enforcement of Security interest Act, 2002. In view of the above, the application for registration under section 4 is returned and processing fee be forfeited along with a liberty to file an application afresh when the requisite approvals & no dues certificate from the Punjab National Bank have been obtained by the applicant promoter. The registration fee shall be adjusted as and when the promoter submits a fresh application in this regard.		
 (Vijay Kumar Goyal) Member, HARERA		 (Arun Kumar) Chairman, HARERA