

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project	Palm Floors
Promoter	M/s V K & Sons Infratech Pvt. Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details		
1.	Name of the project	Palm Floors		
2.	Name of the license holders	VK & Sons Infratech Pvt. Ltd. Inderjeet Yadav S/o Sh. Jaikishan Yadav		
3.	Name of the promoter (collaborator)	VK & Sons Infratech Pvt. Ltd.		
4.	Nature of the phase	Residential Floors		
5.	Location of the project	Sector 2 & 3, Pataudi, Gurugram		
6.	Legal capacity to act as a promoter	Collaborator		
7.	Status of project	New		
8.	Whether registration applied for whole/Phase	Whole		
9.	Phase no. (If applicable)	N/A		
10.	Online application ID	RERA-GRG-2019-2025		
11.	License no.	65 of 2025 dated 07.05.2025		Valid up to 06.05.2030
12.	Total licensed area	6.475 Acres	Area to be registered	2050.2 sqm (0.5066 acres)
13.	Project completion date as declared u/s 4(2)(I)(C)	14.06.2029 (Date of CC)		
14.	QPR Compliance (If applicable)	N/A		
15.	4(2)(I)(C) Compliance (If applicable)	N/A		
16.	4(2)(I)(D) Compliance (If applicable)	N/A		
17.	Status of change of bank account	N/A		
18.	RC compliance	N/A		
19.	Number of units	68 residential floors on 17 plots		
20.	Total Project cost	Rs. 51.45 crores		
21.	Project Expenditure So far	Rs. 10.63 crores		
22.	Expenditure to be incurred	Rs. 40.82 crores		
23.	Statutory approvals either applied for or obtained prior to registration			



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S.N	Particulars	Date of approval	Validity up to
1.	License Approval	65 of 2025 dated 07.05.2025	06.05.2030
2.	Layout plan approval	DTCP- 11069 dated 07.05.2025	
3.	Zoning Plan Approval	DTCP-11143 dated 28.05.2025	
4.	Building plan approval	22.07.2025 (Approved under self-certification)	21.07.2027
5.	Environmental Clearance	N/A	
6.	Airport Height Clearance	N/A	
7.	Fire scheme approval	N/A	
8.	Service plan and estimate approval	LC-5270/DS(AK)/2025/21747 dated 10.06.2025	
9.	Electrical load	Ch.10/Drg.-PLC dated 13.05.2025	
16.	Fee Details		
	Registration fee	(17 x 120.6 x 2.64 x 2.64 x 5) =Rs. 71,446/-	
	Late fee	N/A	
	Processing fee	5412.528 x 10 =Rs. 54,125/-	
	Total fee	Rs. 1,25,571/-	
17.	RTGS Details		
	RTGS amount	Rs. 1,31,500/-	
	RTGS no. and date	HDFCN5202507287667211 dated 28.07.2025	
	Name of the bank issuing	HDFC Bank	
	Total fee paid	Rs. 1,31,500/-	
	Deficient amount	Nil	
18.	File Status		
	File received on	29.07.2025	
	First notice Sent on	20.08.2025	
	1 st reply submitted on	20.08.2025	
	2 nd reply submitted on	21.08.2025	
	1 st hearing on	25.08.2025	
19.	Case History: -		
	1. The applicant M/s VK & Sons Infratech Pvt. Ltd. has applied on 29.07.2025 for registration of residential floors namely "Palm Floors" admeasuring 2050.20 sqm		

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	(0.5066 acres) under section 4 of Real Estate (Regulation and Development), Act 2016 vide temp ID RERA-GRG-2019-2025. - DTCP Haryana granted license no. 65 of 2025 dated 07.05.2025 measuring 6.475 Acres situated in sector 2 & 3, Pataudi, Gurugram granted by DTCP in favour of M/s VK & Sons Infratech Pvt. Ltd. and Sh. Inderjeet Yadav in collaboration with M/s VK & Sons Infratech Pvt. Ltd. for development of affordable plotted colony under DDJAY. - The above residential plotted colony under DDJAY measuring 6.475 acres is registered with the Authority vide RC no. 68 of 2025 dated 01.07.2025. - Now, the promoter M/s VK & Sons Infratech Pvt. Ltd. has approached the Authority for registration of 68 residential floors over 17 plots measuring 2050.2 sqm (Plot Nos. 9 to 17 and 21 to 28 each measuring 120.6 sqm). - A public notice dated 30.07.2025 with respect to the application dated 06.08.2025 for registration of the project submitted by the promoter was issued in The Indian Express (English), The Tribune (English), and Dainik Tribune (Hindi). No objection is received in the Authority till date. - The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/938 dated 20.08.2025. - Further, the site of the project was visited and it is noted that the site is presently accessible through 4 karam wide road only which further connects to the Pataudi Bypass Road and the proposed 24m /30 m wide sector roads are not yet developed. - The replis dated 20.08.2025 and 21.08.2025 submitted by the promoter with respect to the notice dated 20.08.2025 has been examined and the status of remaining deficiencies are mentioned below.
20.	Present compliance status as on 25.08.2025 of deficient documents as conveyed on 20.08.2025 - Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Corrected copy needs to be submitted - Corrections in online DPI need to be done. Status: Submitted - The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. Status: AR submits there are no pending cases since incorporation. - A copy of approved service plans needs to be submitted. Status: Submitted - Road access permission needs to be submitted. Status: Not submitted.



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	6. Construction water NOC needs to be submitted. Status: Not submitted 7. PERT chart of the project needs to be revised. Status: Submitted 8. Status of sale of plots on which the registration of floors is applied needs to be submitted. In case of no sale of the plots falling under current application, an affidavit to this effect through an authorized signatory needs to be submitted. Status: An affidavit dated 20.08.2025 is submitted stating no sale on the plots falling under current application has been made. 9. Draft application form, allotment letter, payment plan and conveyance deed need to be submitted. Status: Submitted 10. Draft builder buyer agreement needs to be revised and resubmitted in the prescribed format along with the details of approvals and collection account of the project mentioned in the specified clauses. Status: Submitted 11. Draft brochure and advertisement material need to be revised. Space on the upper right corner needs to be marked for mentioning registration certificate no. and website of the authority prominently. Status: Submitted 12. Cost of the land amounts to Rs 1537.65 lakhs needs to be clarified according to the area applied for the registration is 0.5066 acres. Affidavit in compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. Status: Submitted 13. Clarification needs to be submitted as License fees, conversion charges, EDC, IDC, taxes and cess does not mention in DPI. Details of equity amounts to Rs 1667.73 lakhs mentioned in DPI needs to be submitted. Status: Submitted but details of equity amount to Rs 1667.73 lakhs mentioned in DPI needs to be submitted. Promoter states that License fees, conversion charges, EDC and IDC amount is already mentioned under the project "Palm Drive registered under RC number 68 of 2025". Further promoter states that taxes and cess is included in construction cost. 14. REP II needs to be revised as stamp & signature of notary and OC date is missing.
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		Status: Submitted 15. Affidavit of promoter dated 07.07.2025 regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. Status: Submitted 16. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. Status: Submitted. Promoter states that EDC amount will be recovered under the project "Palm Drive registered under RC number 68 of 2025") 17. Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. Affidavit of no loan on the project needs to be submitted. Status: Submitted but Original non-encumbrance certificate dated 20.08.2025 and Affidavit of no loan on the project needs to be submitted. 18. Project Report, quarterly estimated expenditure, quarterly net cash flow and quarterly fund flow statement needs to be submitted. Status: Submitted 19. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted along with KYC of authorized signatories. MOA, AOA, KYC of Architect, CA, and Engineer needs to be submitted. Status: Submitted 20. Original Bank Undertaking needs to be submitted. Status: Submitted
21.	Remarks	1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Corrected copy needs to be submitted 2. Road access permission needs to be submitted. Status: Not submitted. 3. Construction water NOC needs to be submitted. Status: Not submitted 4. Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. Affidavit of no loan on the project needs to be submitted. Status: Submitted but Original non-encumbrance certificate dated 20.08.2025 and Affidavit of no loan on the project needs to be submitted.

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22. Recommendation: The application for registration of the project under Section 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the corrections of for REP-I, online DPI, road access permission, construction water NOC and original NEC.
- It is recommended that the Authority may consider for grant of registration subject to the submission of corrected copies of REP-I, DPI and original NEC before the issuance of registration certificate construction water NOC within 4 months from the date of grant of registration. Further, the promoter may be directed to declare the existing accessibility of the site from 4 Karam revenue rasta and shall have access from proposed 24/30m wide sector road in future when constructed.



(Ashish Dubey)

Chartered Accountant



(Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing

Monday and 25.08.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

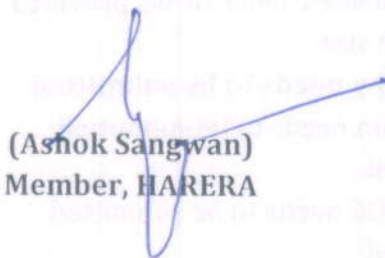
Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Bijender Pal Singh (AR) and Sh. Aryan Singh (AR) are present on behalf of the promoter.

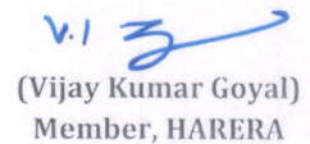
The site of the project was visited by the concerned official of the Authority and it is confirmed that at present the site is accessible through 4 karam wide road only which further connects to the Pataudi Bypass Road and the proposed 24m /30 m wide sector roads are not yet developed.

In view of the above, the promoter is directed to declare the existing accessibility of the site from 4 Karam revenue rasta in advertisement/ marketing material as well as the website of the promoter and shall have access from proposed 24/30m wide sector road in future when constructed.

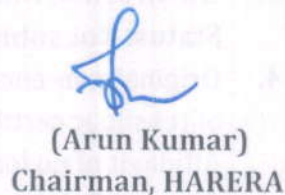
The registration of the project is approved as proposed subject to rectification of deficiencies listed above at S. No. 21. The Registration Certification shall be issued after rectification of the above deficiencies.



(Ashok Sangwan)
Member, HARERA



V.I 3
(Vijay Kumar Goyal)
Member, HARERA



(Arun Kumar)
Chairman, HARERA