

Hearing brief for registration of Project u/s 4

Hearing Order for Registration of Project u/s 4				
S.No	Particulars	Details		
1.	Name of the project	Palmdrive 2		
2.	Name of the promoter	M/s VK and Sons Buildwell Pvt. Ltd.		
3.	Nature of the project	Affordable Plotted Colony under DDIA		
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 Buildwell Pvt. Ltd., Bhushan Sharma and Others		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole		
	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-2062-2025		
10.	License no.	134 of 2025 dated 04.08.2025		Valid up to 03.08.2030
11.	Total licensed area	8.35 acres	Area to be registered	8.35 acres
12.	Projected completion date	CC - 01.05.2030		
13.	QPR Compliances (if applicable)	N/A		
14.	4(2)(I)(D) Compliances (if applicable)	N/A		
15.	4(2)(I)(C) Compliances (if applicable)	N/A		
16.	Status of change of bank account	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	RC Conditions Compliances (if applicable)	N/A		
19.	Total Project cost	Rs 138.14/- crores		
20.	Project Expenditure So far	Rs 36.17/- crores		
21.	Estimates expenditure for completion so far	Rs 101.97/- crores		
22.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto

**HARERA****GURUGRAM**

Project - Palmdrive 2

RERA-GRG-2062-2025

	i)	License Approval	134 of 2025 dated 04.08.2025	03.08.2030
	ii)	Zoning Plan Approval	DTCP 11430 dated 09.09.2025	-
	iii)	Layout plan Approval	DRG. NO. DGTCP 11309 dated 05.08.2025	-
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	-
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	Not Submitted	
23.	Fee Details			
	Registration Fee		Resi - 32458.28 * 5 * 1 = Rs 1,62,291/- Comm - 1332.99 * 10 * 1 = Rs 13,330/- Total -Rs 1,75,621/-	
	Processing Fee		33,791.28 * 10 = Rs 3,37,913/-	
	Late Fee		N/A	
	Total Fee		Rs 5,13,534/-	
24.	DD amount		Rs. 5,13,555/-	
	DD no. and date		250915243935572 dated 15.09.2025	
	Name of the bank issuing		ICICI Bank	
	Deficient amount		NIL	
25.	File Status		Date	
	File received on		15.09.2025	
	First notice Sent on		08.10.2025	
	First hearing on		13.10.2025	
26.	Case History: The Promoter M/s VK and Sons Buildwell Pvt. Ltd. who is a Collaborator applied for the registration of real estate affordable plotted colony under DDJAY namely "Palmdrive 2" located at Sector- 2&3, Pataudi, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 98743 dated 15.09.2025 and RPIN- 958. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2062-2025. The project area for registration is 8.35 acres as that of the licensed area i.e., 8.35 acres granted under License no - 134 of 2025 dated 04.08.2025 which is valid upto 03.08.2030. The application for registration of affordable plotted colony under DDJAY was scrutinized and 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/958 dated 08.10.2025 was issued to the promoter with an opportunity of being heard on 13.10.2025. The Promoter has submitted a reply on 09.10.2025 wherein the copy of the public notice published in three newspapers i.e., The Tribune (English), The Indian Express (English) and Dainik Tribune (Hindi) dated 21.09.2025 for objection till 07.10.2025 has been submitted alongwith the reply to deficiencies which was scrutinized and the status of documents is mentioned below.			



27. Present compliance status as on 13.10.2025 of deficiencies conveyed through notice dated 08.10.2025.	- The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted. - Online DPI needs to be corrected. Status: Submitted but needs to be revised. - Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied copy submitted. Final approval pending. - Latest Land title search report based on the latest jamabandi after incorporating bar enrolment number needs to be submitted. Status: Submitted. - Approval NOC's from various agencies for connecting external services like road access needs to be submitted. Status: Not Submitted. - List of units/plots allocated to the land owners needs to be submitted. Status: Not Submitted. - Superimposed demarcation plan on the layout plan needs to be submitted. Status: Not Submitted. - Pert chart needs to be submitted. Status: Submitted. - Allottee related documents like Draft Application form needs to be submitted. Status: Submitted. - Allottee related documents like Draft Allotment letter needs to be revised. Status: Submitted. - Allottee related documents like Draft BBA needs to be revised. Status: Submitted but needs to be revised. - Draft Brochure needs to be submitted. Status: Submitted. - Cost of the land amounts to Rs 13783.60 lakhs needs to be clarified according to the area applied for the registration is 8.35 acres. Additionally, an affidavit 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 and affidavit with compliance of Sec 4(2)(I)(D) with the landowners needs to be revised. - Clarification needs to be submitted as IDC, taxes, cess and financial resources not mentioned in DPI. Details of any other cost amounts to Rs 1000 lakhs mentioned in DPI needs to be submitted. Status: Not Submitted.
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		15. Original non-encumbrance certificate not below the rank of tehsildar dated 26.08.2025 needs to be submitted. Affidavit of no loan on the project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. Status: Submitted but Affidavit of no loan on the project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. 16. Following Original CA Certificate needs to be submitted: CA Certificate for details in REP-1 (A-H) CA Certificate for non-default in payment of debt & statutory liabilities, CA Certificate of net worth of promoter and CA Certificate of expenditure incurred and to be incurred. Status: Submitted. 17. Independent Auditors along with audited financial statement for the financial year 2024-2025 needs to be submitted. Status: Not Submitted. 18. Original Bank Undertaking dated 12.09.2025 needs to be submitted. Status: Submitted. 19. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 along with KYC of authorized signatories needs to be submitted. Status: Submitted. 20. Project Report, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. Status: Submitted but project report and quarterly fund flow statement needs to be revised. 21. Schedule and Challan of EDC 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 but Schedule and Challan of EDC paid for the project needs to be submitted.
28.	Remarks	1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Approved Service plan and estimates needs to be submitted. 4. Approval NOC's from various agencies for connecting external services like road access needs to be submitted. 5. List of units/plots allocated to the land owners needs to be submitted. 6. Superimposed demarcation plan on the layout plan needs to be submitted.



		7. Allottee related documents like Draft BBA needs to be revised. 8. Cost of the land amounts to Rs 13,783.60 lakhs needs to be clarified according to the area applied for the registration is 8.35 acres. Additionally, an affidavit 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 and affidavit with compliance of Sec 4(2)(I)(D) with the landowners needs to be revised. 9. Clarification needs to be submitted as IDC, taxes, cess and financial resources not mentioned in DPI. Details of any other cost amounts to Rs 1000 lakhs mentioned in DPI needs to be submitted. 10. Original non-encumbrance certificate not below the rank of tehsildar dated 26.08.2025 needs to be submitted. Affidavit of no loan on the project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. Status: Submitted but Affidavit of no loan on the project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. 11. Independent Auditors along with audited financial statement for the financial year 2024-2025 needs to be submitted. 12. Project Report, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. Status: Submitted but project report and quarterly fund flow statement needs to be revised. 13. Schedule and Challan of EDC 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 but Schedule and Challan of EDC paid for the <u>project</u> needs to be submitted.
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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 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Approved Service plan and Estimates and the documents mentioned above.

The promoter shall submit the BG/DD amounting to Rs. 25 lakhs as a security amount for submission of Approved Service plan and Estimates within 4 months from the grant of registration.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

Ashish Dubey
 13/10/25
Ashish Dubey

Chartered Accountant

Ashish Kush
 13/10/25
Ashish Kush

Planning Executive

Day and Date of hearing

Monday and 13.10.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Bijendra Pal Singh and Sh. Aaryaman Singh are present on behalf of the promoter.

The Authorized Representative of the promoter states that the site is accessible from 8 Karam wide road which is existing and is further connecting to Pataudi Bypass Road. Since, the DTCP has issued the license bearing no. 134 of 2025 on the basis of licensing policy parameters of the Department, the site shall have access from 30m wide sector road in future when constructed but the present access is only through 8 karam revenue rasta. Further, the Authorized Representative of the promoter submits that presently, Approved service plans are under process and the said approval has not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit the Approved Service Plans and Estimates within 4 months from the date of grant of registration. Further, he undertakes to submit the Demand Draft/ Bank Guarantee amounting to Rs. 25 lakhs as a security deposit for timely compliance with the above requirements. It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approval within the stipulated time frame, the said security amount shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit the Demand Draft / Bank Guarantee amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amount for timely submission of the Approved Service Plans and Estimates within 4 months from the date of grant of registration.

In the event of non-submission of the above approval within the prescribed time frame, the said security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder. Further, the promoter is directed to disclose in the advertisement and brochure at the time of publication that the site shall have access from 30m wide sector road in future when constructed but the present access is only through 8 karam revenue rasta.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form, Online DPI and submission of the BG/DD of Rs. 25 lakhs for submission of Approved Service plan and Estimates within the timeframe mentioned above.

Arun Kumar

(Arun Kumar)

Chairman, HARERA