

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

 Flora Avenue 88A
 RERA-GRG-PROJ-1960-2025

Hearing brief for project registration u/s 4

S.No	Particulars	Details		
1.	Name of the project	Flora Avenue 88A		
2.	Name of the promoter	M/s GCC Infra		
3.	Nature of the project	Commercial (Distinct Commercial Component of DDJAY Plotted Colony)		
4.	Location of the project	Sector-88A, Gurugram		
5.	Legal capacity to act as a promoter	license holder		
6.	Name of license holder	M/s GCC Infra		
7.	Status of project	New		
8.	Whether registration applied for whole/phase	Whole Project		
9.	Completion date as mentioned in REP-II	OC: 05.01.2028		
10.	Online application ID	RERA-GRG-PROJ-1960-2025		
11.	License no.	126 of 2022 dated 17.08.2022 05 of 2023 dated 06.01.2023	valid upto 16.08.2027 valid upto 05.01.2028	
12.	Total licensed area	10.625 acres	Area to be registered 0.425 acres (1719.9112 Sq.m.)	
13.	QPR Compliances	Not applicable		
14.	4(2)(I)(D) Compliances	Not applicable		
15.	4(2)(I)(C) Compliances	Not applicable		
16.	Status of change of bank account (if applicable)	Not applicable		
17.	Details of proceedings pending against the project	Not applicable		
18.	RC Conditions Compliances	Not applicable		
19.	Number of Floors	G+2		
20.	Number of units	48 shops		
21.	Total Project cost	Rs 31.73 Cr		
22.	Project expenditure so far	Rs 11.73 Cr		
23.	Estimated expenditure for completion so far	Rs 20.00 Cr		
24.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	
			Validity up to	
	i)	License Approval	126 of 2022 dated 17.08.2022 05 of 2023 dated 06.01.2023 (For DDJAY Colony)	valid upto 16.08.2027 valid upto 05.01.2028

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	ii)	Demarcation Zoning approval	cum plan	DRG No. DGTCP 10532 dated 18.10.2024 (For Commercial plot of DDJAY)	
	iii)	Building Approval	plan	Memo no. 1830 dated 16.04.2025	15.04.2027 (For Commercial plot of DDJAY)
	iv)	Environmental Clearance		Not applicable	
	v)	Fire approval	scheme	Memo no. FS/2025/775 dated 05.06.2025	
	vi)	Airport clearance	height	Not submitted (Height of building less than 15 mtr)	
	vii)	Service plan and estimate approval		Not applicable	
	viii)	Electrical availability connection	load	Memo no. Ch.-12/Drg.-PLC dated 19.01.2023 (For DDJAY colony)	
25.	Fee details				
		Registration fee		2579.867 * 1.50 * 20 = Rs 77,396/-	
		Processing fee		2579.867 * 10 = Rs 25,799/-	
		Late fee		Not applicable	
		Total		Rs 1,03,195/-	
26.	DD amount			Rs 51,600/- Rs 51,595/-	
	DD no. and date			006404 dated 21.05.2025 002607 dated 23.09.2025	
	Name of the bank issuing			HDFC Bank	
	Deficient amount			Nil	
27.	File Status			Date	
	File received on			03.06.2025	
	First notice Sent on			23.06.2025	
	1st hearing on			30.06.2025	
	2nd hearing on			21.07.2025	
	3rd hearing on			11.08.2025	
	4th hearing on			08.09.2025	
	5th hearing on			29.09.2025	
23.	Case History: -			The Promoter M/s GCC Infra who is a license holder applied for the registration of real estate Commercial (Distinct Commercial Component of DDJAY Plotted Colony) project namely "Flora Avenue 88A" located at Sector-88A, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 92553 dated 03.06.2025 and RPIN-921. The Temp I.D. of REP - I (Part A-H) is RERA-GRG-PROJ-1960-2025. The project area for registration is 0.425 acres vide License no -126 of 2022 dated 17.08.2022 valid upto 16.08.2027 and 05 of 2023 dated 06.01.2023 valid upto 05.01.2028 The application for registration of Commercial (Distinct Commercial Component of DDJAY Plotted Colony) project was scrutinized and 1 st deficiency notice vide notice no.	

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

HARERA/GGM/RPIN/921 dated 23.06.2025 was issued to the promoter with an opportunity of being heard on 30.06.2025.

The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 14.06.2025 namely Dainik Tribune, The Tribune & The Times of India. Whereas, no objection has been received till 27.06.2025.

As per the directions of the authority, the PE conducted a site visit on 19.06.2025. The site is located within the project 'Flora Avenue 88A' which is a affordable residential plotted colony registered with the authority vide RC No. 18 of 2023. The site is well connected via a 12-meter-wide service road. At present, the site consists of barren land only.

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

The promoter has submitted an undertaking stating that the promoter has not advertised, marketed booked, or sold any unit falling under the project.

On 30.06.2025, Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Anshul Thakur (AR) is present on behalf of the promoter and seeks three weeks' time to submit the above-mentioned deficiencies conveyed vide deficiency notice dated 23.06.2025. Request is allowed as last opportunity. Meanwhile, the project site was visited on 19.06.2025 by the concerned Planning Executive and it has been apprised that the commercial component of DDJAY plotted colony is well connected via 12-meter-wide service road. The matter to come up on 21.07.2025.

On 21.07.2025, The matter is adjourned and to come up on 11.08.2025.

On 11.08.2025, The matter is adjourned and to come up on 08.09.2025.

On 08.09.2025, Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Anshul Thakur is present on behalf of the promoter. AR of the company seeks 2-3 weeks' time to submit the deficit fees and other deficit documents and states that after completion of development works at site, CC of the colony has also been applied to the DTCP and requests that the 4(2)(I)(D) account opened for the colony may be allowed for the above commercial components of the colony being the same promoter. The same is considered subject to that the receipt of the commercial component shall be deposited and withdrawal will be strictly in the terms of the section 4(2)(I)(D) of the Act, 2016 along with requisite certification. No further opportunity shall be granted. The matter to come up on 29.09.2025.

The status of the documents is mentioned below:

24	Present compliance status as on 29.09.2025 of deficient documents conveyed vide last hearing dated 08.09.2025	<ol style="list-style-type: none"> 1. Deficit fee Rs 51,595/- needs to be submitted. Status: Submitted, vide DD No. 002607 dated 23.09.2025. 2. Copy of LOI, LC IV and LC IV B duly stamped and signed by the Director, Town and Country Planning Haryana needs to be submitted for all the related licenses. Status: Submitted 3. 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: Not submitted
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| | <ol style="list-style-type: none">4. Online DPI needs to be corrected.
Status: Not submitted5. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.
Status: Submitted6. Project report needs to be revised along with brochure of current project and project photos needs to be revised.
Status: Project report submitted but needs to be revised.7. Mutation and Jamabandi for whole commercial area need to be submitted along with aks- shijra duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted.
Status: Mutation & Jamabandi submitted, whereas, aks-shijra duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted.8. A land title search report for the last 30 years, certified by an advocate with their bar enrolment number and dated recently, needs to be submitted.
Status: Submitted9. Information to revenue department needs to be submitted.
Status: Submitted10. The layout plan superimposed on the demarcation plan needs to be submitted.
Status: Submitted11. PERT Chart specifying date of completion needs to be submitted.
Status: Submitted, but needs to be revised.12. Mining permission needs to be submitted.
Status: Not required as it is a SCO plots.13. Draft allottees documents i.e. application form, conveyance deed & payment receipt needs to be submitted.
Status: Submitted14. Draft allottees documents i.e. allotment letter & builder buyer agreement needs to be revised as per prescribed format.
Status: Submitted, but BBA needs to be revised.15. Draft brochure and advertisement document needs to be submitted.
Status: Draft brochure needs to be revised and advertisement needs to be submitted.16. Land cost needs to be clarified according to area apply for registration.
Status: Submitted, but needs to be stamped and signed.17. Deed of partnership dated 14.03.2016 needs to be provided along with all the addendum.
Status: Submitted18. KYC of Breez builders & developers Pvt. Ltd and V.K Motors private limited needs to be submitted.
Status: Submitted |
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		<p>19. Latest net worth certificate of promoter from CA needs to be provided. Status: Submitted</p> <p>20. Quarterly statement of expenditure needs to be revised and sources needs to be provided. Status: Submitted, but needs to be revised.</p> <p>21. Copy of paid challan of EDC, conversion charges, License fee and IDC needs to be provided. Status: Submitted</p> <p>22. Board resolution for operation of bank account needs to be revised. Status: Submitted</p> <p>23. Promoter using the same bank account which had been already used in project "Flora Avenue 88A". So that the promoter required to an open new bank account. Accordingly, revised required document needs to be submitted. Status: In proceeding dated 08.09.2025, Authority directed that promoter that the same is considered subject to that the receipt of the commercial component shall be deposited and withdrawal will be strictly in the terms of the section 4(2)(I)(D) of the Act, 2016 along with requisite certification.</p> <p>24. In all CA certificate same UDIN had been used. Accordingly unique UDIN number needs to be mentioned in each CA certificates. Status: Submitted</p> <p>25. Affidavit of promoter for arrangement of separate bank account needs to be revised. Status: Submitted</p> <p>26. Cash flow statement needs to be revised. Status: Not submitted</p> <p>27. KYC of authorized person to operate bank account needs to be submitted. Status: Submitted</p> <p>28. Annual balance sheet for the last 3 financial year of M/s GCC infra needs to be submitted. Status: Submitted</p>
	<p>25. Remarks</p>	<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. Aks- shijra duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted.</p> <p>4. Project report needs to be revised along with brochure of current project and project photos needs to be revised.</p> <p>5. PERT Chart specifying date of completion needs to be revised.</p> <p>6. Draft allottees documents i.e. builder buyer agreement needs to be revised as per prescribed format.</p>

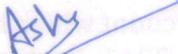
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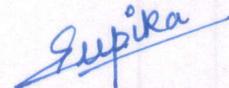


	<p>7. Draft brochure needs to be revised and advertisement needs to be submitted.</p> <p>8. Land cost needs to be clarified according to area apply for registration. Status: Submitted, but needs to be stamped and signed.</p> <p>9. Quarterly statement of sources needs to be provided.</p> <p>10. Cash flow statement needs to be revised.</p>
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Recommendation: All the required documents for registration under section 4 of the Act, 2016 have been submitted except corrections in form A-H and DPI along with other deficiencies mentioned at point no. 25. The Authority may consider for grant of registration upon submission of above-mentioned documents before the issuance of registration certificate.


(Asha)

Chartered Accountant



(Deepika)

Planning Executive

Day and Date of hearing	Monday and 29.09.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 29.09.2025
Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Anshul Thakur (AR) & Sh. Ramesh Kumar Yadav (AR) are present on behalf of the promoter and states that the required documents were filed with the Authority on the previous Friday i.e., 26.09.2025, except the corrected copies of the online form A-H and DPI. The concerned official of the Authority to examine the same. Further, the AR of the promoter states that the corrected copies of the online form A-H and DPI will also be submitted shortly.

In view of the above, the registration of the said project is approved as proposed subject to submission of the corrected Forms A to H, DPI, and compliance with the remaining deficiencies as mentioned above.



(Arun Kumar)

Chairman, HARERA