



PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016			
S.No	Particulars	Details	
1.	Name of the project	PATAUDI GREENS	
2.	Name of the license holders	3B Farms N Resorts LLP, Vidya Devi W/o Ram Narayan, Pushpa W/o Gyanchand, Alka Goyal W/o Pawan Goyal, Shri Niwas Yadav S/o Prabhudayal, Lal Singh Yadav- Gopal Krishan Yadav Ss/o Shiv Narayan, Diksha Yadav W/o Ishan Yadav, Pramila W/o Tejpal, Tara W/o Mahavir	
3.	Name of the promoter	3B Farms N Resorts LLP	
4.	Nature of the phase	Affordable Residential Plotted Colony under DDJAY	
5.	Location of the project	Sector 4, 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-1988-2025	
11.	License no.	48 of 2025 dated 04.04.2025	Valid up to 03.04.2030
12.	Total licensed area	5.35625 Acres	Area to be registered 5.35625 Acres
13.	Project completion date as declared u/s 4(2)(I)(C)	31.03.2029 (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	96 Plots and 1 Commercial Block	
20.	Total Project cost	Rs. 19.00 crores	
21.	Project Expenditure So far	Rs. 2.17 crores	
22.	Estimates expenditure for completion so far	Rs. 16.83 crores	

23.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	License Approval	48 of 2025 dated 04.04.2025	03.04.2030
	2.	Zoning Plan Approval	ZP-2148/SD(PK)/2025/22098 dated 12.06.2025	
	3.	Layout plan approval	DTCP 10997 dated 07.04.2025	
	4.	Environmental Clearance	N/A	
	5.	Airport Height Clearance	N/A	
	6.	Fire scheme approval	N/A	
	7.	Electrical load	Ch. 7/PC-GC-1060/MNSR dated 14.08.2025	
8.	Service plan and estimate approval	Not submitted		
16.	Fee Details			
	Registration fee		(867.037 x 10) + (20808.903 x 05) =Rs. 1,12,715/-	
	Late fee		N/A	
	Processing fee		21675.94 x 10 =Rs. 2,16,760/-	
	Total fee		Rs. 3,29,475/-	
17.	DD Details			
	DD amount		Rs. 4,35,000/-	
	DD no. and date		737758 dated 19.08.2025	
	Name of the bank issuing		Federal Bank	
	Deficient amount		Rs. 4,35,000/-	
18.	File Status		Date	
	File received on		29.08.2025	
	First notice Sent on		16.09.2025	
	1 <sup>st</sup> hearing on		29.09.2025	
19.	Case History: -			



		<ol style="list-style-type: none"> <li>1. The applicant M/s 3B Farms N Resorts LLP has applied on 29.08.2025 for registration of affordable residential plotted colony under DDJAY namely "Pataudi Greens" under section 4 of Real Estate (Regulation and Development), Act 2016.</li> <li>2. The project pertains to license no. 48 of 2025 dated 04.04.2025 measuring 5.35625 acres granted by DTCP in favour of 3B Farms N Resorts LLP and Vidya Devi W/o Ram Narayan, Pushpa W/o Gyanchand, Alka Goyal W/o Pawan Goyal, Shri Niwas Yadav S/o Prabhudayal, Lal Singh Yadav- Gopal Krishan Yadav Ss/o Shiv Narayan, Diksha Yadav W/o Ishan Yadav, Pramila W/o Tejpal, Tara W/o Mahavir in collaboration with 3B Farms N Resorts LLP for setting up an Affordable Residential Plotted Colony (DDJAY- 2016) in sector 4, Pataudi, Gurugram.</li> <li>3. A public notice dated 03.09.2025 with respect to the application for registration of the project submitted by the promoter was issued in The Times of India (English), The Tribune (English) and Dainik Tribune (Hindi). No objection is received in the Authority till date.</li> <li>4. Further, the site of the project was visited and it is noted that the currently, the site is accessible through 6 Karam wide Pataudi- Khor road and the proposed 24 m wide road is yet to be developed.</li> <li>5. The reply dated 16.09.2025, 19.09.2025 and 24.09.2025 submitted by the promoter have been examined and the status of remaining deficiencies is as follows:</li> </ol>
20.	<p><b>Present compliance status as on 29.09.2025 of deficient documents as conveyed on 16.09.2025</b></p>	<ol style="list-style-type: none"> <li>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. <b>Status: Not submitted</b></li> <li>2. Corrections in online DPI need to be done. <b>Status: Not submitted</b></li> <li>3. 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. <b>Status: An affidavit through authorized signatory is submitted stating that there is no litigation pending or ongoing in relation to any real estate project developed or being developed by the promoter in Haryana during past 5 years.</b></li> <li>4. Notarized list of plots allocated to various landowners and developer in accordance with the collaboration agreement dated 20.05.2024 along with same marked on the layout plan duly signed by all the parties needs to be submitted. <b>Status: Submitted</b></li> </ol>

	<p>5. Forest land diversion NOC, tree cutting permission and power line shifting NOC from concerned departments, if applicable, need to be submitted.  <b>Status: An undertaking in form of affidavit for non-applicability of the above is submitted.</b></p> <p>6. Approved service plans and estimates need to be submitted.  <b>Status: Recommended from Superintending Engineer HSVP, Gurugram to Chief Engineer, HSVP, Panchkula.</b></p> <p>7. PERT chart of the project needs to be revised.  <b>Status: Submitted</b></p> <p>8. Draft application form, allotment letter, BBA and conveyance deed need to be revised.  <b>Status: Submitted</b></p> <p>9. Road access permission needs to be submitted.  <b>Status: Not submitted. Applied on 30.07.2025</b></p> <p>10. Cost of the land needs to be clarified according to the area applied for the registration.  <b>Status: Submitted.</b></p> <p>11. Complete set of annual balance sheet of last 3 years needs to be submitted.  <b>Status: Submitted.</b></p> <p>12. Latest CA certificate for non-default needs to be submitted.  <b>Status: Submitted.</b></p> <p>13. CA certificate for net worth needs to be submitted.  <b>Status: Submitted.</b></p> <p>14. CA certificate for REP I needs to be submitted.  <b>Status: Submitted.</b></p> <p>15. CA certificate for expenditure incurred and to be incurred needs to be needs to be submitted.  <b>Status: Submitted.</b></p> <p>16. Revised bank undertaking needs to be submitted along with the designation, name and employee code of the authorized person.  <b>Status: Submitted.</b></p> <p>17. Quarterly statement of expenditure and sources needs to be submitted.  <b>Status: Submitted.</b></p> <p>18. Others in financial resources needs to be clarified.  <b>Status: Submitted.</b></p> <p>19. Project report needs to be revised.  <b>Status: Submitted.</b></p> <p>20. Cash flow statement needs to be submitted.  <b>Status: Submitted.</b></p> <p>21. KYC of Authorized person needs to be provided.</p>
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		<b>Status: Submitted.</b>
21.	<b>Remarks</b>	<ol style="list-style-type: none"> <li>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.</li> <li>Corrections in online DPI need to be done.</li> <li>Approved service plans and estimates need to be submitted.</li> <li>Road access permission needs to be submitted.</li> </ol>
22.	<b>Recommendation:</b>	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 in form REP-I, DPI, approval of service plans & estimates and road access permission. It is recommended that the Authority may consider for grant of registration subject to the submission of corrected copies of REP-I, DPI and security amount of Rs. 25 lakhs on account of timely submission of approved service plans and estimates before issuance of the registration certificate; and approval of service plans & estimates and road access permission within 4 months of issuance of the registration certificate.
 <b>(Asha)</b> <b>Chartered Accountant</b>		 <b>(Neeraj Gautam)</b> <b>Associate Architectural Executive</b>
<b>Day and Date of hearing</b>		Monday and 29.09.2025
<b>Proceeding recorded by</b>		Ram Niwas

**PROCEEDINGS OF THE DAY**

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Harish Yadav (AR) and Sh. Ami Kumar (AR) appeared on behalf of the promoter.

Sh. Gopal Krishan Yadav, Smt. Tara and Sh. Shri Niwas appeared on behalf of the landowners.

The site of the project was visited by the concerned executive and it is noted that presently, the site is accessible through 6 Karam wide Pataudi- Khor road and the proposed 24 m wide road is yet to be developed.

The Authorized Representative of the promoter submits that presently, the road access permission and Approved service plans and estimates are under process and the said approvals have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit the same within 4 months from the date of issuance of registration certificate. He further undertakes to submit two Demand Drafts / Bank Guarantees amounting to Rs. 25 lakhs each, 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

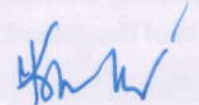
approvals within the stipulated time frames, the said security amount(s) shall be liable to be forfeited by the Authority.

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 Demand Draft/ Bank Guarantee, amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amounts for timely submission of the approved service plans and estimates: within 4 months from the date of issuance of registration.

In the event of non-submission of any of the above approvals within the prescribed time frames, the corresponding 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.

The registration of the project is approved as proposed subject to rectification of form REP-I and DPI; submission of approved service plans & estimates and road access permission within 4 months of issuance of registration certificate. Further, a declaration regarding existing access to the site from 6 Karam wide revenue road shall be part of the advertisement and brochure.

The registration certificate shall be issued with the condition to be mentioned in the registration certificate regarding declaration of existing accessibility of the site and after the rectification/ submission of the above documents and submission of BG/DD of Rs. 25 lakhs for submission of approved service plans & estimates within the timeframe mentioned above.



**(Arun Kumar)**  
**Chairman, HARERA**