



**HARERA**  
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project Green Valley 2  
Promoter M/s Lion Infradevelopers LLP

**PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016**

SNo.	Particulars	Details	
1.	Name of the project	Green Valley 2	
2.	Name of the promotor	M/s Lion Infradevelopers LLP (Collaborator)	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 06, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Nitika Propmart Pvt. Ltd. Smt. Sukhpalli W/o Satbir Singh Sh. Jatin Lohia S/o Sh. Ravinder Singh Lohia Sh. M R Lohia S/o Sh. Phool Singh Lohia Smt. Satyawati W/o Sh. M R Lohia	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1513-2023	
10.	License no.	188 of 2023 dated 15.09.2023	Valid up to 14.09.2028
11.	Total licensed area	12.50 Acres	Area to be registered 12.50 Acres
12.	Project completion date as declared u/s 4(2)(l)(c)	30.06.2028	
13.	QPR compliance	N/A	
14.	4(2)(l)(D) compliance	N/A	
15.	Compliance of conditions of RC	N/A	
16.	4(2)(l)(c) compliance	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	Status of change of bank a/c	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to

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Act No. 16 of 2016 Passed by the Parliament  
भूसंपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	i)	License Approval	15.09.2023	14.09.2028
	ii)	Zoning Plan Approval	06.12.2023	
	iii)	Layout plan Approval	15.09.2023	
	iv)	Environmental Clearance	N/A	
	v)	Airport clearance height	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	02.02.2024	
	viii)	Electricity load availability connection	03.11.2023	
20.	<b>Fee details</b>			
		Registration fee	(48562.277 x 10) + (2023.428 x 20) =Rs. 4,85,623/-	
		Late fee	Nil	
		Processing fee	50585.705 x 10 =Rs. 5,05,857/-	
		<b>Total fee</b>	Rs. 10,31,949/-	
21.		DD amount	Rs. 11,15,454/-	
		DD no. and date	346155 dated 02.01.2024	
		Name of the bank issuing	Kotak Mahindra Bank	
		Deficient amount	Nil	
22.		<b>File Status</b>	<b>Date</b>	
		Project received on	08.01.2024	
		1 <sup>st</sup> Hearing	29.01.2024	
		Notice dispatched on	01.02.2024	
		First reply submitted on	12.02.2024	
		2 <sup>nd</sup> Hearing	04.03.2024	
		Second reply submitted on	06.03.2024	
		3 <sup>rd</sup> Hearing	11.03.2024	
		Third reply submitted on	11.03.2024	
23.	<b>Case history-</b>			
	The promoter i.e., Lion Infradevelopers LLP has applied on dated 08.01.2024 for registration of their affordable plotted colony under DDJAY namely "Green Valley 2" located at Sector 06, Sohna, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.			

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This application relates to the license no. 188 of 2023 dated 15.09.2023 issued by the DTCP in favour of Nitika Propmart Pvt. Ltd., Smt. Sukhpalli W/o Sh. Satbir Singh, Sh. Jatin Lohia S/o Sh. Ravinder Singh Lohia, Sh. MR Lohia S/o Sh. Phool Singh Lohia and Smt. Satyawati W/o Sh. MR Lohia in collaboration with Lion Infradevelopers LLP to set up an affordable plotted colony under DDJAY over an area measuring 12.50 acres in sector- 06, Sohna, Gurugram.

On scrutiny of the application, it was found that there were deficiencies in the application which need to be conveyed to the promoter.

Proceedings dated 29.01.2024

Ar. Neeraj Gautam (Associate Architectural Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case.

The application submitted by the promoter has been scrutinized by the concerned official, but the deficiency notice has not been dispatched till date. Therefore, in view of the same the matter is adjourned, and the concerned official is directed to dispatch the notice. The next date of hearing will be conveyed after submission of reply of deficiencies.

Proceedings dated 04.03.2024

Ms. Deepika (Planning Executive) briefed about the facts of the case. Sh. Vinay Shukla (AR), Sh. Subham Tyagi (AR), Ms. Simran Ved (AR) and Sh. Sunil Kumar Singh (Accounts Head) are present on behalf of the promoter.

The AR is submitting the deficit documents today. Office to examine the same. The matter to come up on 11.03.2024.

Proceedings dated: 11.03.2024

Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

Sh. Vinay Shukla (Advocate), Ms. Simran Ved (Architect) and Sh. Kush Kumar (AR) are present on behalf of the promoter.

The AR of the promoter states that the pending deficiencies will be submitted. The matter to come up on 18.03.2024.

Proceedings dated: 18.03.2024

Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

Sh. Om Prakash Singh (Advocate), Sh. Jatin Lohia (Promoter) and Sh. Bijender Singh Lohia (Promoters) are present.

The promoter seeks one week time for submission of approval of PWD authority for road access permission and diversion of forest land falling within PWD road berm.

The matter to come up on 01.04.2024.

24.	<b>Present compliance status as on 01.04.2024 of deficient documents as observed vide hearing dated 18.03.2024</b>	<ol style="list-style-type: none"> <li>1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format. <b>Status: Not provided</b></li> <li>2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. <b>Status: Not submitted</b></li> </ol>
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	<ol style="list-style-type: none"><li>3. Mutation, Jamabandi and Aks shijra duly certified by a revenue officer not more than 6 months prior to the date of application needs to be submitted. <b>Status: Submitted</b></li><li>4. Documents relating to the entry of license in the revenue record needs to be submitted. <b>Status: Submitted</b></li><li>5. Revised land title search report needs to be submitted. <b>Status: Submitted</b></li><li>6. Non- encumbrance certificate issued by revenue officer not below the rank of Tehsildar not more than 6 months prior to the date of application for registration needs to be submitted. <b>Status: Submitted</b></li><li>7. Approved service plans and estimates need to be submitted. <b>Status: Submitted</b></li><li>8. Natural conservation zone and forest land diversion NOC, if applicable, need to be submitted. <b>Status: Affidavit submitted for Non applicability of Natural Conservation Zone NOC.</b></li><li>9. NOCs/ assurances for construction water, sewerage disposal, storm water drainage and drinking water supply from the concerned departments need to be submitted. <b>Status: Submitted</b></li><li>10. Approved layout plan, demarcation plan and zoning plan need to be re- submitted on laminated A1 size sheets. <b>Status: Submitted</b></li><li>11. PERT chart needs to be revised. <b>Status: Submitted</b></li><li>12. Draft builder buyer agreement needs to be revised. <b>Status: Revised</b></li><li>13. Draft brochure and advertisement documents need to be submitted. <b>Status: Submitted</b></li><li>14. Cost of the land needs to be clarified according to the area applied for the registration. Supporting documents thereof need to be provided. <b>Status: Submitted</b></li><li>15. Cost of the project in REP-I needs to be revised. <b>Status: Submitted</b></li><li>16. REP-II needs to be revised. <b>Status: Submitted</b></li><li>17. KYC of all the consultants needs to be provided. <b>Status: Submitted</b></li><li>18. Bank undertaking needs to be revised. <b>Status: Submitted</b></li></ol>
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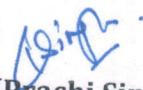
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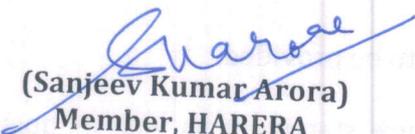
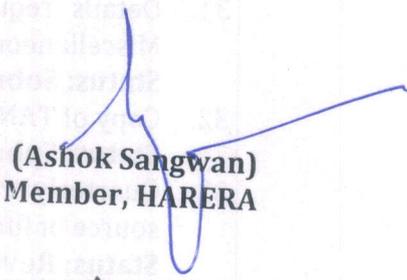
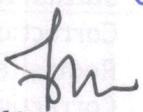
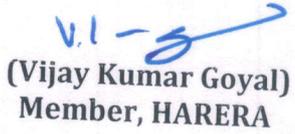
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	<p>19. Project report needs to be revised. <b>Status: Revised</b></p> <p>20. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be provided. <b>Status: Submitted</b></p> <p>21. Challan copy of paid IDC, EDC needs to be provided. <b>Status: Clarified</b></p> <p>22. CA certificate for non-default in payment of statutory dues needs to be revised. <b>Status: Submitted</b></p> <p>23. CA certificate for Net worth of promoter needs to be provided. <b>Status: Submitted</b></p> <p>24. Financial and inventory details certified by CA needs to be updated. <b>Status: Revised</b></p> <p>25. CA certificate for non-default in payment of debts and liabilities needs to be revised. <b>Status: Submitted</b></p> <p>26. Details of charge created on promoters needs to be provided with repayment schedule. <b>Status: Revised</b></p> <p>27. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules. <b>Status: Submitted</b></p> <p>28. CA certificate for cost incurred and to be incurred up to the date of registration needs to be provided. <b>Status: Submitted</b></p> <p>29. Profit margin is on higher side which needs to be clarified and accordingly the related statements need to be revised. <b>Status: Submitted</b></p> <p>30. Sources of funds needs to be revised/clarified. <b>Status: Submitted</b></p> <p>31. Details required for (any other cost) mentioned in Miscellaneous cost of the project. <b>Status: Submitted</b></p> <p>32. Copy of TAN needs to be provided. <b>Status: Submitted</b></p> <p>33. Quarterly expenditure statement as well as quarterly source of funds needs to be provided. <b>Status: Revised</b></p>
<b>Remarks</b>	<p>1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format.</p> <p>2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted.</p>

	<p>3. Natural conservation zone and forest land diversion NOC, if applicable, need to be submitted. <b>Status: - Affidavit submitted for Non applicability of Natural Conservation Zone NOC.</b></p>
<p><b>Recommendation:</b> 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 DPI and REP-1(A to H) and forest land diversion NOC.</p> <p>The promoter shall submit a DD/BG amounting to Rs. 25 lakh as a security amount to submit the forest land diversion NOC within 4 months from the date of issuance of registration certificate.</p> <p>It is recommended that the Authority may consider the grant of registration subject to the submission of above.</p>	
<p> (Ashish Dubey) Chartered Accountant</p>	<p> (Prachi Singh) Planning Executive</p>

<b>Day and Date of hearing</b>	Monday and 01.04.2024
<b>Proceeding recorded by</b>	Sh. Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>	
<p>Proceedings dated: 01.04.2024</p> <p>Ms. Prachi Singh, Planning Executive briefed about the facts of the project.</p> <p>Sh. Brijender Singh Lohia (Promoter), Sh. Jatin Lohia (Promoter), Ms. Simran Ved (AR) Sh. Kush Kumar (AR) are present.</p> <p>Approved as proposed subject to submission of 25 lakhs BG/DD for obtaining the requisite access permission and including land diversion within road berm from the competent authority in a time period of 4 months failing which the BG/DD is liable to be forfeited besides legal consequences. The necessary corrections in form A to H and DPI shall be made.</p>	
<p> (Sanjeev Kumar Arora) Member, HARERA</p>	<p> (Ashok Sangwan) Member, HARERA</p>
<p> (Arun Kumar) Chairman, HARERA</p>	
<p> (Vijay Kumar Goyal) Member, HARERA</p>	

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