



**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.<br>Smt. Sukhpalli W/o Satbir Singh<br>Sh. Jatin Lohia S/o Sh. Ravinder Singh Lohia<br>Sh. M R Lohia S/o Sh. Phool Singh Lohia<br>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)(I)(c)                       | 30.06.2028  |                        |                |
| 13.  | QPR compliance   | N/A   |                        |                |
| 14.  | 4(2)(I)(D) compliance  | N/A   |                        |                |
| 15.  | Compliance of conditions of RC   | N/A   |                        |                |
| 16.  | 4(2)(I)(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   | Date of approval       | Validity up to |

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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 अंतर्गत 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 height clearance                 | 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)<br>=Rs. 4,85,623/- |            |
|     |   | Late fee                                 | Nil   |            |
|     |   | Processing fee                           | 50585.705 x 10<br>=Rs. 5,05,857/-                     |            |
|     |   | Total fee                                | Rs. 10,31,949/-                                       |            |
| 21. | <b>DD amount</b>  |  |   |            |
|     |   | DD no. and date                          | 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>  |  |   |            |
|     |   | Project received on                      | Date  |            |
|     |   | 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  |            |
| 23. | <b>Case history-</b>  |  |   |            |
|     | <p>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.</p> <p>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.</p> |  |   |            |

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|            |   |
|------------|---|
|            | <p>On scrutiny of the application, it was found that there were deficiencies in the application which need to be conveyed to the promoter.</p> <p><u>Proceedings dated 29.01.2024</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case.</p> <p>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.</p>   |
| <p>24.</p> | <p><b>Present compliance status as on 04.03.2024 of deficient documents as observed in the scrutiny</b></p> <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.<br/><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.<br/><b>Status: Not submitted</b></li> <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.<br/><b>Status: Promoter states that there is strike going on in revenue department and undertakes to submit the same within a period of 30 days as soon as the department resumes work.</b></li> <li>4. Documents relating to the entry of license in the revenue record needs to be submitted.<br/><b>Status: Submitted</b></li> <li>5. Revised land title search report needs to be submitted.<br/><b>Status: Needs to be revised (based on jamabandi for year 2001-02.</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.<br/><b>Status: Promoter states that there is strike going on in revenue department and undertakes to submit the same within a period of 30 days as soon as the department resumes work.</b></li> <li>7. Approved service plans and estimates need to be submitted.<br/><b>Status: Submitted</b></li> <li>8. Natural conservation zone and forest land diversion NOC, if applicable, need to be submitted.<br/><b>Status: Not submitted</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.</li> </ol> |

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|--|--|--|
|  |  | <p><b>Status: NOC/ assurance for construction water and storm water drainage needs to be submitted.</b></p> <p>10. Approved layout plan, demarcation plan and zoning plan need to be re- submitted on laminated A1 size sheets.<br/><b>Status: Submitted</b></p> <p>11. PERT chart needs to be revised.<br/><b>Status: Not submitted</b></p> <p>12. Draft builder buyer agreement needs to be revised.<br/><b>Status: Not submitted</b></p> <p>13. Draft brochure and advertisement documents need to be submitted.<br/><b>Status: Not submitted</b></p> <p>14. Cost of the land needs to be clarified according to the area applied for the registration. Supporting documents thereof need to be provided.<br/><b>Status: Submitted</b></p> <p>15. Cost of the project in REP-I needs to be revised.<br/><b>Status: Not submitted</b></p> <p>16. REP-II needs to be revised.<br/><b>Status: Not submitted</b></p> <p>17. KYC of all the consultants needs to be provided.<br/><b>Status: Submitted</b></p> <p>18. Bank undertaking needs to be revised.<br/><b>Status: Submitted</b></p> <p>19. Project report needs to be revised.<br/><b>Status: Needs to be revised</b></p> <p>20. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be provided.<br/><b>Status: Submitted</b></p> <p>21. Challan copy of paid IDC, EDC needs to be provided.<br/><b>Status: Needs to be clarified</b></p> <p>22. CA certificate for non-default in payment of statutory dues needs to be revised.<br/><b>Status: Submitted</b></p> <p>23. CA certificate for Net worth of promoter needs to be provided.<br/><b>Status: Submitted</b></p> <p>24. Financial and inventory details certified by CA needs to be updated.<br/><b>Status: Submitted. Needs to be revised.</b></p> <p>25. CA certificate for non-default in payment of debts and liabilities needs to be revised.<br/><b>Status: Submitted</b></p> <p>26. Details of charge created on promoters needs to be provided with repayment schedule.<br/><b>Status: needs to be revised</b></p> |
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|-----------------------|--|--|
|                       | <p>27. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules.<br/><b>Status: Not submitted</b></p> <p>28. CA certificate for cost incurred and to be incurred up to the date of registration needs to be provided.<br/><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.<br/><b>Status: Submitted</b></p> <p>30. Sources of funds needs to be revised/clarified.<br/><b>Status: Submitted</b></p> <p>31. Details required for (ANY OTHER COST) mentioned in Miscellaneous cost of the project.<br/><b>Status: Submitted</b></p> <p>32. Copy of TAN needs to be provided.<br/><b>Status: Submitted</b></p> <p>33. Quarterly expenditure statement as well as quarterly source of funds needs to be provided.<br/><b>Status: needs to be revised.</b></p> |  |
| <p><b>Remarks</b></p> |  | <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. 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.</p> <p>4. Revised land title search report needs to be submitted.</p> <p>5. 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.</p> <p>6. Natural conservation zone and forest land diversion NOC, if applicable, need to be submitted.</p> <p>7. NOCs/ assurances for construction water, storm water drainage from the concerned departments need to be submitted.</p> <p>8. PERT chart needs to be revised.</p> <p>9. Draft builder buyer agreement needs to be revised.</p> <p>10. Draft brochure and advertisement documents need to be submitted.</p> <p>11. Cost of the project in REP-I needs to be revised.</p> <p>12. REP-II needs to be revised.</p> <p>13. Project report needs to be revised.</p> <p>14. Challan copy of paid IDC, EDC needs to be provided.</p> <p>15. Financial and inventory details certified by CA needs to be updated.</p> |

|  |   |
|--|---|
|  | <p>16. Details of charge created on promoters needs to be provided with repayment schedule.</p> <p>17. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules.</p> <p>18. Quarterly expenditure statement as well as quarterly source of funds needs to be provided.</p> |
| <p><i>On leave</i><br/><b>(Ashish Dubey)</b><br/><b>Chartered Accountant</b></p> | <p><i>Deepika</i><br/><b>(Deepika)</b><br/><b>Planning Executive</b></p>  |

|                                |                       |
|--------------------------------|-----------------------|
| <b>Day and Date of hearing</b> | Monday and 04.03.2024 |
| <b>Proceeding recorded by</b>  | Sh. Ram Niwas         |

**PROCEEDINGS OF THE DAY**

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.

*Sanjeev*  
**(Sanjeev Kumar Arora)**  
**Member, HARERA**

*Ashok*  
**(Ashok Sangwan)**  
**Member, HARERA**

*V.1-3*  
**(Vijay Kumar Goyal)**  
**Member, HARERA**

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