

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)(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
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	Applied on 06.12.2023	
viii)	Electricity load availability connection	03.11.2023	
20.	Fee details		
	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/-	
	Total fee	Rs. 10,31,949/-	
21.	DD amount		
	DD no. and date	346155 dated 02.01.2024	
	Name of the bank issuing	Kotak Mahindra Bank	
	Deficient amount	Nil	
22.	File Status		
	Project received on	08.01.2024	
	Notice dispatched on	-	
23.	Case history-		
	<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. 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</p>		

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 अर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	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.
24.	<p>Present compliance status as on 29.01.2024 of deficient documents as observed in the application for registration</p> <ol style="list-style-type: none"> 1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format. Status: Not provided 2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. Status: Not submitted 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. Status: Not submitted 4. Documents relating to the entry of license in the revenue record needs to be submitted. Status: Not submitted 5. Revised land title search report needs to be submitted. Status: Not submitted 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. Status: Not submitted 7. Approved service plans and estimates need to be submitted. Status: Not submitted 8. Natural conservation zone and forest land diversion NOC, if applicable, need to be submitted. Status: Not submitted 9. NOCs/ assurances for construction water, sewerage disposal, storm water drainage and drinking water supply from the concerned departments need to be submitted. Status: Not submitted 10. Approved layout plan, demarcation plan and zoning plan need to be re- submitted on laminated A1 size sheets. Status: Not submitted 11. PERT chart needs to be revised. Status: Not submitted 12. Draft builder buyer agreement needs to be revised. Status: Not submitted

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	<p>13. Draft brochure and advertisement documents need to be submitted. Status: Not submitted</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. Status: Not submitted</p> <p>15. Cost of the project in REP-I needs to be revised. Status: Not submitted</p> <p>16. REP-II needs to be revised. Status: Not submitted</p> <p>17. KYC of all the consultants needs to be provided. Status: Not submitted</p> <p>18. Bank undertaking needs to be revised. Status: Not submitted</p> <p>19. Project report needs to be revised. Status: Not submitted</p> <p>20. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(1)(D) needs to be provided. Status: Not submitted</p> <p>21. Challan copy of paid IDC, EDC needs to be provided. Status: Not submitted</p> <p>22. CA certificate for non-default in payment of statutory dues needs to be revised. Status: Not submitted</p> <p>23. CA certificate for Net worth of promoter needs to be provided. Status: Not submitted</p> <p>24. Financial and inventory details certified by CA needs to be updated. Status: Not submitted</p> <p>25. CA certificate for non-default in payment of debts and liabilities needs to be revised. Status: Not submitted</p> <p>26. Details of charge created on promoters needs to be provided with repayment schedule. Status: Not submitted</p> <p>27. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules. Status: Not submitted</p> <p>28. CA certificate for cost incurred and to be incurred up to the date of registration needs to be provided. Status: Not submitted</p>
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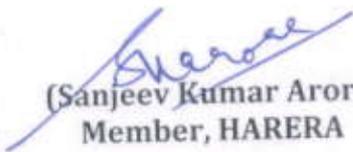
	29. Profit margin is on higher side which needs to be clarified and accordingly the related statements need to be revised. Status: Not submitted 30. Sources of funds needs to be revised/clarified. Status: Not submitted 31. Details required for (ANY OTHER COST) mentioned in Miscellaneous cost of the project. Status: Not submitted 32. Copy of TAN needs to be provided. Status: Not submitted 33. Quarterly expenditure statement as well as quarterly source of funds needs to be provided. Status: Not submitted
Remarks	Notice not dispatched.
(Ar. Ashish Dubey) Chartered Accountant 29/01/24	(Ar. Neeraj Gautam) Associate Architectural Executive

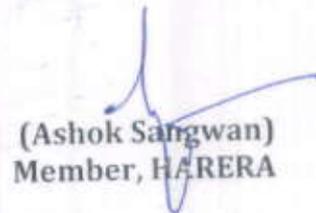
Day and Date of hearing	Monday and 29.01.2024
Proceeding recorded by	Sh. Ram Niwas

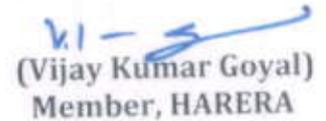
PROCEEDINGS OF THE DAY

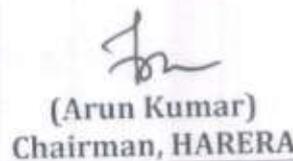
Ar. Neeraj Gautam (Associate Architectural Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case.

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.


 (Sanjeev Kumar Arora)
 Member, HARERA


 (Ashok Sangwan)
 Member, HARERA


 (Vijay Kumar Goyal)
 Member, HARERA


 (Arun Kumar)
 Chairman, HARERA

