



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

No.	HARERA/GGM/RPIN/697	Date:	01.02.2024
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From	To
Haryana Real Estate Regulatory Authority, Gurugram	M/s Lion Infradevelopers LLP 2 nd Floor, Tower B, Unit No TSF-01 to TSF 08, Ocus Technopolis, Golf Course Road, Sector-54, Gurgaon- 122002

Sub: Registration of the affordable plotted colony under DDJAY, namely "Green Valley 2" at Sector 06, Sohna, Gurugram - removal of deficiencies in the application and clarifications thereof.

With reference to your application having temp project ID: **RERA-GRG-PROJ- 1513-2023** regarding registration of the affordable residential plotted colony under DDJAY namely "Green Valley 2" admeasuring 12.50 acres situated at Sector- 06, Sohna, Gurugram, submitted in the Authority on 08.01.2024 under Section 4 of the Real Estate (Regulation and Development) Act, 2016, I have been directed to intimate that on scrutiny of application, the following deficiencies have been observed which are as follows: -

1. Documents to be provided in PDF format less than 5 mb in size for updating in form REP-I:
 - i. Approved layout plan needs to be uploaded.
 - ii. Approved service plans and estimates need to be uploaded.
 - iii. Documents relating to the entry of license and collaboration agreement in the revenue record need to be uploaded.
 - iv. Revised non- default certificate from chartered accountant needs to be uploaded.
 - v. Cash flow statement of the proposed project needs to be uploaded.
 - vi. Certificate from a chartered accountant certifying that the information provided by the applicant in form REP-1 is correct as per the books of accounts/balance sheet of the applicant needs to be uploaded.
2. Corrections marked on the hard copy of online DPI need to be done.
3. Copies of mutation, jamabandi and aks shijra certified by a revenue officer not more than 6 months prior to the date of application for registration needs to be submitted.
4. Documents relating to the entry of license in the revenue record needs to be submitted.
5. Revised land title search report needs to be 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.
7. Approved service plans and estimates need to be submitted.
8. Natural conservation zone and forest land diversion NOC, if applicable, need to be submitted.
9. NOCs/ assurances for construction water, sewerage disposal, storm water drainage and drinking water supply from the concerned departments need to be submitted.
10. Approved layout plan, demarcation plan and zoning plan need to be re- submitted on laminated A1 size sheets.

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 अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्याक 16



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11. PERT chart needs to be revised.
12. Draft builder buyer agreement needs to be revised.
13. Draft brochure and advertisement documents need to be submitted.
14. Cost of the land needs to be clarified according to the area applied for the registration. Supporting documents thereof need to be provided.
15. Cost of the project in REP-I needs to be revised.
16. REP-II needs to be revised.
17. KYC of all the consultants needs to be provided.
18. Bank undertaking needs to be revised.
19. Project report needs to be revised.
20. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(1)(D) needs to be provided.
21. Challan copy of paid IDC, EDC needs to be provided.
22. CA certificate for non-default in payment of statutory dues needs to be revised.
23. CA certificate for Net worth of promoter needs to be provided.
24. Financial and inventory details certified by CA needs to be updated.
25. CA certificate for non-default in payment of debts and liabilities needs to be revised.
26. Details of charge created on promoters needs to be provided with repayment schedule.
27. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules.
28. CA certificate for cost incurred and to be incurred up to the date of registration needs to be provided.
29. Profit margin is on higher side which needs to be clarified and accordingly the related statements need to be revised.
30. Sources of funds needs to be revised/clarified.
31. Details required for (ANY OTHER COST) mentioned in Miscellaneous cost of the project.
32. Copy of TAN needs to be provided.
33. Quarterly expenditure statement as well as quarterly source of funds needs to be provided.

The deficiencies conveyed vide this notice are preliminary and not exhaustive in nature. You are also liable to remove/ rectify the deficiencies which are noticed during the course of hearing also.

You are advised to remove the above deficiencies/ observations within a period of 15 days. The matter will be listed for hearing before the Authority after submission of reply to the deficiency notice. Your attention is further invited to section-5 of the Real Estate (Regulation and Development) Act 2016 and Rule-5 of the Haryana Real Estate (Regulation and Development) Rules, 2017 under which you application is liable to be rejected in case you fail to remove the deficiencies within a period of 30 days.


Secretary,

**For and on behalf of: Haryana Real Estate Regulatory
Authority, Gurugram**

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