



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

**Promoter Name: M/s Desi Construction Pvt. Ltd.
Project Name: Tathastu-I**

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No.	Particulars	Details	
1.	Name of the project	Tathastu-I	
2.	Name of the promotor	M/s Desi Construction Pvt. Ltd.	
3.	Nature of the project	Affordable Group Housing colony	
4.	Location of the project	Revenue estates of, Sector-5, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	SRE India and Desi Construction Pvt. Ltd.	
7.	Name of the Collaborator	Desi Construction Pvt. Ltd.	
8.	Whether registration applied for whole	Whole	
9.	Status of project	New	
10.	Online Application ID	RERA-GRG-1258-2023	
11.	Date of completion of project as per REP-II/4(2)(I)(c)	Date not declared in REP-II format submitted by the promoter	
12.	QPR Compliance (If applicable)	N/A	
13.	4(2)(I)(d) Compliance (If applicable)	N/A	
14.	License no.	189 of 2022 dated 16.11.2022	Valid up to 15.11.2027
15.	Total licensed area	12.8847 Acres	Area to be registered 12.8847 Acres
16.	Statutory approvals either applied for or obtained prior to registration		
S.No.	Particulars	Date of approval	Validity up to
i)	License Approval	189 of 2022 dated 16.11.2022	15.11.2027
ii)	Zoning Plan Approval	DTCP 8750 dated 17.11.2022	
iii)	Building plan Approval	Not submitted	
iv)	Environmental Clearance	Applied on 08.12.2022	
v)	Airport height clearance	PALM/NORTH/B/112322/728 084 dated 07.12.2022	06.12.2030
vi)	Fire scheme approval	Applied on 17.01.2023	

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



	vii)	Service plan and estimate approval	Applied on 16.01.2023
	viii)	Electricity load availability connection	Ch. 21/DGR-26B dated 28.11.2022
17.	Fee Details		
	Registration Fee		Residential 111882.491 x 2.40 x 10 =Rs. 26,85,180/- Commercial 7702.056 x 1.90 x 20 =Rs. 2,92,678/- Total = Rs. 29,77,858/-
	Processing Fee		1,19,584.547 x 10 =Rs. 11,95,845/-
	Late Fee		NA
	Total Fee		Rs. 41,73,703/-
18.	DD Amount		1. ₹ 11,95,849/- 2. ₹ 12,72,867/- Total = ₹ 24,68,716/-
	DD no. and date		1. 514186 dated 12.01.2023. 2. 514184 dated 12.01.2023
	Name of the bank issuing		ICICI Bank
	Deficit fees		Rs. 17,04,987/-
19.	File Status		Date
	Project received on		13.01.2023
	Additional documents submitted on		18.01.2023
	First notice sent on		20.01.2023
	First hearing on		23.01.2023
20.	Case History: An application regarding registration of affordable group housing colony namely "Tathastu-I" situated at Sector-5, Sohna, Gurugram, Haryana being developed by M/s Desi Construction Pvt. Ltd. was submitted on 13.01.2023 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration falls under license no. 189 of 2022 for area admeasuring 12.8847 acres dated 16.11.2022 valid up to 15.11.2027 being issued in favour of SRE India and Desi Construction Pvt Ltd. in collaboration with Desi Construction Pvt. Ltd. On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/564 dated 20.01.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 23.01.2023.		
21.	Present compliance status as on 23.01.2023 of deficient		1. Deficit fees of Rs. 17,04,987/- needs to be paid. Status: Not Submitted.



<p>documents as observed in the scrutiny.</p>	<ol style="list-style-type: none">2. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status: Not Submitted.3. Corrections in online detailed project information needs to be done. Status: Not Submitted.4. Copy of BR-III needs to be submitted. Status: Not submitted.5. Environmental clearance needs to be submitted. Status: Not submitted.6. Copy of approved fire scheme needs to be submitted. Status: Not submitted.7. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. Status: Not Submitted.8. REP-II needs to be revised. Status: Not submitted.9. Mutation and Jamabandi needs to be revised. Status: Not Submitted.10. Land title search report needs to be revised. Status: Not Submitted.11. BBA needs to be revised alongwith payment plan Status: Not submitted.12. Allotment letter needs to be revised. Status: Not submitted.13. Bank undertaking needs to be submitted. Status: Not submitted.14. CA Certificate for REP-I needs to be revised. Status: Not submitted.15. Land Cost needs to be clarified alongwith the annexure. Status: Not submitted.16. EDC and Conversion charges needs to be submitted as per LOI. Status: Not submitted.17. Letter from DTCP for adjustment of EDC needs to be submitted. Status: Not submitted.18. Financial resources needs to be met with the project cost and needs to be clarified. Status: Not submitted.19. Loan sanction letter, repayment schedule and disbursement schedule needs to be submitted. Status: Not submitted.20. Miscellaneous cost needs to be clarified. Status: Not submitted.21. Cash flow statement needs to be submitted. Status: Not submitted.
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		<p>22. The board resolution for operation of bank account needs to be submitted. Status: Not submitted.</p> <p>23. CA certificate for cost incurred and to be incurred needs to be submitted. Status: Not submitted.</p> <p>24. Form REP-II needs to be revised Status: Not submitted.</p> <p>25. Affidavit of promoter regarding arrangement of separate bank account under section 4(2)(I)(D) needs to be submitted. Status: Not submitted.</p> <p>26. Affidavit of auto credit of 10 % of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Not submitted.</p> <p>27. GST certificate and TAN of the promoter needs to be submitted. Status: Not submitted.</p> <p>28. MOA, AOA and COI needs to be submitted. Status: Not submitted.</p>
22.	Remarks	No reply is submitted in the Authority till 20.01.2023
(Asha) Chartered Accountant	(Sumeet) Planning Coordinator	(Shashank Sharma) Associate Engineer Executive
Day and Date of hearing	Monday and 23.01.2023	
Proceeding recorded by	Sh. Ram Niwas	
Proceedings dated 23.01.2023.		
Sh. Shashank Sharma, Associate Engineering Executive and Ms. Asha, Chartered Accountant briefed the facts about the case.		
Sh. Ashok Kumar and Sh. Neeraj Mishra are present on the behalf of the promoter.		
The AR of the promoter stated that the reply has been submitted today itself. The office to examine the same. The matter to come up on 30.01.2023.		
(Sanjeev Kumar Arora) Member, HARERA, Gurugram	(Ashok Sangwan) Member, HARERA, Gurugram	(Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram
V.I-3 (Vijay Kumar Goyal) Member, HARERA, Gurugram		