



Project Tathastu II
Promoter M/s Desi Construction Pvt. Ltd.

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

SNo.	Particulars	Details	
1.	Name of the project	Tathastu-II	
2.	Name of the promoter	M/s Desi Construction Pvt. Ltd.	
3.	Nature of the project	Affordable Group Housing Project	
4.	Location of the project	Sector-5, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Urbannest Buildon LLP and Desi Construction Pvt. Ltd.	
7.	Name of the Collaborator	Desi Construction Pvt. Ltd.	
8.	Whether registration applied for whole/ phase	Whole	
9.	Status of project	New	
10.	Online Application ID	RERA-GRG-PROJ-1269-2022	
11.	Project completion date as declared u/s 4(2)(I)(C)	Date not declared in REP-II format submitted by the promoter.	
12.	QPR compliance	N/A	
13.	4(2)(I)(D) compliance	N/A	
14.	License no.	188 of 2022	Valid up to 15.11.2027
15.	Total licensed area	8.9750 acres	Area to be registered 8.9750 acres
16.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	188 of 2022 dated 16.11.2022 15.11.2027
	ii)	Zoning Plan Approval	DTCP 8751 dated 17.11.2022
	iii)	Building plan Approval	Not submitted
	iv)	Environmental Clearance	Applied on 07.12.2022
	v)	Airport height clearance	PALM/NORTH/B/112322 dated 07.12.2022 06.12.2030
	vi)	Fire scheme approval	Not submitted
	vii)	Service plan and estimate approval	Applied on 16.01.2023
	viii)	Electrical load availability connection	Ch. 23/DGR-26B dated 28.11.2022

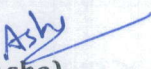


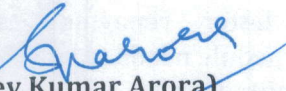
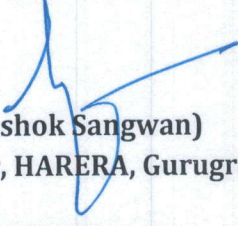

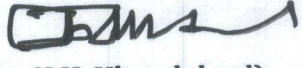
Project Tathastu II
 Promoter M/s Desi Construction Pvt. Ltd.

17.	Fee details	
	Registration fee	Residential 80195.615 x 2.40 x 10 =Rs. 19,24,695/- Commercial 5520.713 x 1.90 x 20 =Rs. 2,09,787/- Total = Rs. 21,34,482/-
	Processing fee	85716.328 x 10 = Rs. 8,57,163/-
	Late fee	N/A
	Total fee	Rs. 29,91,645/-
18.	DD amount	1. Rs. 9,12,371/- 2. Rs. 8,57,166/-
	DD no. and date	1. 514185 dated 12.01.2023 2. 514187 dated 12.01.2023
	Name of the issuing bank	ICICI Bank
	Deficit fee	Rs. 12,22,108/-
19.	File Status	Date
	Project received on	16.01.2023
	Additional documents submitted on	18.01.2023
	First notice sent on	
	First hearing on	23.01.2023
20.	Case history- <p>The promoter i.e., M/s Desi Construction Pvt Ltd. has applied on dated 16.01.2023 for the registration of their Affordable Group Housing Colony namely 'Tathastu-II' in, Sector-5, Sohna, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for registration of Affordable Group Housing Colony admeasuring an area of 8.9750 Acres for which the license vide no. 188 of 2022 dated 16.11.2022 valid up to 15.11.2027 has been issued by DTCP in favour of Urbannest Buildon LLP and Desi Construction Pvt Ltd. in collaboration with Desi Construction Pvt Ltd.</p> <p>On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/567 dated 20.01.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 23.01.2023.</p>	
21.	Present compliance status as on 23.01.2023 of deficient documents as observed in the scrutiny.	<ol style="list-style-type: none"> Deficit fees of Rs. 12,22,108/- needs to be paid. Status: Not Submitted. 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. Corrections in online detailed project information needs to be done. Status: Not Submitted.

Project Tathastu II
Promoter M/s Desi Construction Pvt. Ltd.

	<ol style="list-style-type: none">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. Non-encumbrance certificate issued by tehsildar/ revenue officer needs to be submitted. Status: Not submitted9. REP-II needs to be revised. Status: Not submitted.10. BBA needs to be revised alongwith payment plan Status: Not submitted.11. Allotment letter needs to be revised. Status: Not submitted.12. Land title search report 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.22. The board resolution for operation of bank account needs to be submitted. Status: Not submitted.
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Project Tathastu II
 Promoter M/s Desi Construction Pvt. Ltd.

		<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	
	<p> (Asha) Chartered Accountant</p>	<p> (Sumeet) Planning Coordinator</p>	<p> (Shashank) Associate Engineering Executive</p>
Day and Date of hearing		Monday and 23.01.2023	
Proceeding recorded by		Sh. Ram Niwas	
PROCEEDINGS OF THE DAY			
<p>Proceedings dated 23.01.2023.</p> <p>Sh. Shashank Sharma, Associate Engineering Executive and Ms. Asha, Chartered Accountant briefed the facts about the case.</p> <p>Sh. Ashok Kumar and Sh. Neeraj Mishra are present on the behalf of the promoter.</p> <p>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.</p>			
<p> (Sanjeev Kumar Arora) Member, HARERA, Gurugram</p>		<p> (Ashok Sangwan) Member, HARERA, Gurugram</p>	
<p> (Vijay Kumar Goyal) Member, HARERA, Gurugram</p>		<p> (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram</p>	