

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

SNo.	Particulars	Details	
1.	Name of the project	Tatva Estates	
2.	Name of the promotor	Alton Buildtech India Pvt. Ltd.	
3.	Nature of the project	Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 99A, Gurugram	
5.	Legal capacity to act as a promoter	Licensee	
6.	Name of the license holder	M/s Alton Buildtech Pvt. Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1299-2022	
10.	License no.	200 of 2022	Valid up to 04.12.2027
11.	Total licensed area	5.00 Acres	Area to be registered 5.00 Acres
12.	Project completion date as declared u/s 4(2)(l)(c)	04.12.2027	
13.	QPR compliance	N/A	
14.	4(2)(l)(D) compliance	N/A	
15.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	05.12.2022
	ii)	Zoning Plan Approval	25.01.2023
	iii)	Layout plan Approval	25.01.2023
	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 25.01.2023
	viii)	Electricity load availability connection	07.02.2023
16.	<b>Fee details</b>		
		Registration fee	(809.12 x 20) + (19418.884 x 10) =Rs. 2,10,371/-
		Processing Fee	20228.004 x 10 =Rs. 2,02,280/-
		Late fee	Nil
		Total fee	Rs. 4,12,651/-
17.	<b>DD amount</b>		
		DD no. and date	4,30,000/- 027128 dated 31.01.2023
		Name of the bank issuing	HDFC Bank
		Deficient amount	Nil
18.	<b>File Status</b>		
		Project received on	Date 07.02.2023
		First notice sent on	22.02.2023
		First reply submitted on	23.02.2023
19.	<b>Case history-</b>		
	<p>The promoter i.e., M/s Alton Buildtech India Pvt. Ltd. has applied on dated 07.02.2023 for registration of affordable plotted colony under DDJAY namely "Tatva Estates" located in Sector-99A, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>The Director, Town and Country Planning, Haryana has issued license no. 200 of 2022 dated 05.12.2022 valid up to 04.12.2027 in favour of M/s Alton Buildtech India Pvt. Ltd. to set up an affordable residential plotted colony under DDJAY over an area measuring 5.00 acres (after migration from license no. 73 of 2021 dated 17.09.2021 granted for affordable group housing colony for 5.00 acres) in the revenue estate of village Goplapur, Sector- 99A, Gurugram.</p> <p>The project consists of 69 residential plots and 1 commercial block proposed to be developed by M/s Alton Buildtech India Pvt. Ltd.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter vide notice dated 22.02.2023 and an opportunity of hearing is provided on 27.02.2023.</p>		
20.	<b>Present compliance status as on 27.02.2023 of deficient documents as conveyed in notice dated 22.02.2023</b>		<ol style="list-style-type: none"> <li>1. Correction in REP-I (Part A-H) need to be done.</li> <li>2. Corrections marked on the hard copy of online DPI need to be done.</li> <li>3. An affidavit to the effect that no marketing, sale or booking has been made in previous license no. 73 of 2021 dated 17.09.2021 granted for affordable group</li> </ol>

		<p>housing colony needs to be submitted.  <b>Status: Submitted</b></p> <p>4. Approved service plans and estimates need to be submitted.  <b>Status: Applied on 25.01.2023</b></p> <p>5. Approved electrical load availability connection needs to be submitted.  <b>Status: Assurance granted by DHBVN submitted.</b></p> <p>6. Forest NOC needs to be submitted.  <b>Status: Submitted</b></p> <p>7. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.  <b>Status: Submitted</b></p> <p>8. Revised PERT chart needs to be submitted.  <b>Status: Submitted</b></p> <p>9. Revised allotment letter needs to be submitted.  <b>Status: Submitted</b></p> <p>10. Cost of the land needs to be clarified according to the area applied for the registration.  <b>Status: Submitted</b></p> <p>11. Quarterly schedule of estimated sources needs to be provided.  <b>Status: Submitted</b></p> <p>12. Cash flow statement need to be provided.  <b>Status: Submitted</b></p> <p>13. COI needs to be provided.  <b>Status: Submitted</b></p> <p>14. Loan document along with sanction letter, repayment and disbursement schedule needs to be provided.  <b>Status: The promoter submits that there is no loan availed for this project. However, the charge is reflecting on the site of MCA and the same needs to be clarified along with supporting documents.</b></p> <p>15. CHG form needs to be provided.  <b>Status: The promoter submits that there is no loan availed for this project. However, the charge is reflecting on the site of MCA and the same needs to be clarified along with supporting documents.</b></p> <p>16. Affidavit of 10% auto deduct of EDC needs to be submitted.  <b>Status: Submitted</b></p> <p>17. Copy of Paid EDC challan, conversion charges and License fee needs to be provided.</p>
--	--	---

Project Tatva Estates  
 Promoter M/s Alton Buildtech India Pvt. Ltd.

		<p><b>Status: Submitted</b></p> <p>18. Conversion charges, License fee and rate of EDC needs to be as per LOI.</p> <p><b>Status: Done</b></p> <p>19. Project report needs to be revised.</p> <p><b>Status: Submitted</b></p>
21.	Remarks	<p>1. Correction in REP-I (Part A-H) need to be done.</p> <p>2. Corrections marked on the hard copy of online DPI need to be done.</p> <p>3. Approved service plans and estimates need to be submitted.</p> <p><b>Status: Applied on 25.01.2023</b></p> <p>4. Loan document along with sanction letter, repayment and disbursement schedule needs to be provided along with CHG Form. The promoter submits that there is no loan availed for this project. However, the charge is reflecting on the site of MCA and the same needs to be clarified along with supporting documents.</p>
<p><i>Asha</i>  <b>(Asha)</b>          Chartered Accountant</p>		<p><i>On leave</i>  <b>(Ar. Neeraj Gautam)</b>          Associate Architectural Executive</p>

Day and Date of hearing	Monday and 27.02.2023
Proceeding recorded by	Sh. Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>	
<p>Proceedings dated 27.02.2023</p> <p>Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Rajesh Jain (AR), Praveen Kumar (AR) and Vijay Singh (AR) are present on the behalf of the promoter.</p> <p>As per MCA website, there is a charge upon the company for an amount of Rs. 35 crore. The AR of the applicant stated that this loan was taken against another piece of land 1.8125 acres not connected with this project. In this regard, an undertaking has been submitted by the applicant dated 24.02.2023. It was decided that the applicant would submit a CA certificate certifying that there is no charge on the land of the project for which application has been made. So far as service plans and estimates are concerned, the applicant shall submit a DD of Rs. 25 lakhs before next date of hearing as a security amount for submission of service plans and estimates within stipulated time.</p> <p>The matter to come up on 02.03.2023.</p>	
<p><i>Sanjeev</i>  <b>(Sanjeev Kumar Arora)</b>          Member, HARERA, Gurugram</p>	<p><i>Ashok</i>  <b>(Ashok Sangwan)</b>          Member, HARERA, Gurugram</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 अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16