

Project Savannah
 Promoter M/s Faith Buildtech Pvt. Ltd.

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016			
SNo.	Particulars	Details	
1.	Name of the project	Savannah	
2.	Name of the promotor	M/s Faith Buildtech Pvt. Ltd.	
3.	Nature of the project	Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 35, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	M/s Trinayan Infracon Pvt. Ltd. M/s Sidhhanta Infracon Pvt. Ltd. M/s Gulmohar Realbuild Pvt. Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1241-2022	
10.	License no.	182 of 2022	Valid up to 10.11.2027
11.	Total licensed area	30.81736 Acres	Area to be registered 30.81736 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	10.11.2027	
13.	QPR compliance	N/A	
14.	4(2)(I)(D) compliance	N/A	
15.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	10.11.2027
	ii)	Zoning Plan Approval	09.01.2023
	iii)	Layout plan Approval	11.11.2022
	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 14.11.2022
	viii)	Electricity load availability connection	11.12.2022
16.	Fee details		
		Registration fee	(119725.276 x 5) + (4988.155 x 10) =Rs. 6,48,508/-
		Processing Fee	124713.431 x 10 = Rs. 12,47,134/-
		Late fee	Nil
		Total fee	Rs. 18,95,642/-
17.	DD amount		
		DD no. and date	Rs. 11,97,295/- Rs. 11,97,295/- 121121 dated 02.12.2022 121122 dated 02.12.2022
		Name of the bank issuing	Kotak Mahindra bank
		Deficient amount	Nil
18.	File Status		
		Date	
		Project received on	20.12.2022
		First notice sent on	23.12.2022
		First hearing on	26.12.2022
		First reply submitted on	05.01.2023
		Second hearing on	09.01.2023
		Second reply submitted on	09.01.2023
		Third reply submitted on	12.01.2023
19.	Case history-		
	<p>The promoter i.e., M/s Faith Buildtech Pvt. Ltd. has applied on dated 09.12.2022 for registration of their affordable plotted colony under DDJAY namely "Savannah" located at Sector 35, Sohna, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for project land for which license no. 182 of 2022 dated 11.11.2022 admeasuring an area of 30.81736 acres (after migration of an area measuring 18.31875 acres from license no. 38 of 2014 and area measuring 12.49861 acres migration from license no. 39 of 2014 granted for group housing) is granted by DTCP in favour of M/s Trinayan Infracon Pvt. Ltd., M/s Siddhanta Infracon Pvt. Ltd. and M/s Gulmohar Realbuild Pvt. Ltd. in collaboration with M/s Faith Buildtech Pvt. Ltd. in revenue estates of village Mohammadpur Gujjar, Sector- 35, Sohna, Gurugram.</p> <p>The current project comprises of 549 residential plots and a commercial block proposed to be developed by M/s Faith Buildtech Pvt. Ltd.</p> <p>It is noted that no collaboration agreement between M/s Faith Buildtech Pvt. Ltd. and the landowner is placed on record. The developer and the land- owners signed an MoU for the development of the said land.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter through first deficiency notice and an opportunity of hearing is provided to the promoter on 26.12.2022.</p> <p><u>Proceeding of the hearing dated 26.12.2022</u></p>		



	<p>The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from filing information in REP-I (A-H) format and online detailed project information. The matter is adjourned to 09.01.2023. On 09.01.2023, the matter was adjourned to 16.01.2023.</p>	
20.	<p>Present compliance status as on 16.01.2023 of deficient documents as observed on 09.01.2023 (on 09.01.2023 the matter was adjourned to 16.01.2023</p>	<ol style="list-style-type: none">1. Online corrections in REP-I (Part A-H) and online DPI need to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status: Documents uploaded. Hardcopy of the corrected DPI and REP-I needs to be submitted.2. Copy of information to revenue department regarding the entry of license and collaboration agreement w.r.t. license no. 182 of 2022 in revenue record needs to be corrected and re- submitted. Status: Submitted.3. Collaboration agreement needs to be submitted. Status: JDA (un-registered) submitted. However, DTCP has issued the license based on the basis of registered MOU.4. Approved zoning plan needs to be submitted. Status: Submitted. Approved on 09.01.2023.5. Approved service plans and estimates along with the sanction letter from DTCP needs to be submitted. Status: Applied on 14.11.2022. Recommended from GMDA to DTCP.6. Payment plan needs to be revised. Status: Submitted.7. CA certificate for non- default in payment of debts and liabilities as on date needs to be revised and re-submitted. Status: Submitted.8. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted.9. Cash flow statement of the project proposed need to be submitted. Status: Submitted.10. Supporting document of EDC, IDC, Conversion charges and license fee needs to be provided. Status: Submitted.11. Quarterly expenses need to be corrected. Status: Submitted
21.	<p>Remarks</p>	<ol style="list-style-type: none">1. Corrected copies of REP-I format and online DPI need to be submitted. - Promoter maybe directed to submit the hard bound copy of A-H format and online DPI within one week.2. Approved service plans and estimates along with the sanction letter from DTCP needs to be submitted. Status: Applied on 14.11.2022. Recommended from GMDA to DTCP. The promoter has submitted a cheque

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



HARERA
GURUGRAM

Project
Promoter

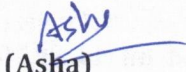
Savannah
M/s Faith Buildtech Pvt. Ltd.

no. 002230 dated 16.01.2023 of Kotak Mahindra Bank as a security amount of Rs. 25 Lacs on account of submission of approved service plans and estimates in the Authority within three months.


Recommendations: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the approved service plan & estimates.

The promoter has submitted a cheque no. 002230 dated 16.01.2023 as a security amount of Rs. 25 Lacs on account of submission of approved service plans and estimates to the Authority within three months. This security amount may be forfeited in case the promoter fails to submit the approval within stipulated time. The cheque has been entered in the register of Planning Coordinator and forwarded to Account branch for encashment

It is recommended that the Authority may consider for grant of registration.


(Asha)
Chartered Accountant


(Ar. Neeraj Gautam)
Associate Architectural Executive


Sumeet
Planning Coordinator

Day and Date of hearing	Monday and 16.01.2023
Proceeding recorded by	Sh. Ram Niwas


PROCEEDINGS OF THE DAY

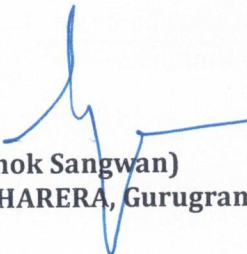
Proceedings dated 16.01.2023.


Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. S. Lahiri (VP), Sh. Vishavajeet Dhankar (AGM) and Ms. Priyanka Aggarwal (Advocate) is present on the behalf of the promoter.

Approved as proposed.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in

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