



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

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 promotor	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)	15.11.2027	
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	ZP-1676/JD/(RA)/2023/2180 dated 23.01.2023 valid up to 22.01.2028
	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

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



	viii) Electrical load availability connection	Ch. 23/DGR-26B dated 28.11.2022
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/- 3. Rs. 12,22,300/-
	DD no. and date	1. 514185 dated 12.01.2023 2. 514187 dated 12.01.2023 3. 514202 dated 18.01.2023
	Name of the issuing bank	ICICI Bank
	Deficit fee	NIL
19.	File Status	Date
	Project received on	16.01.2023
	Additional documents submitted on	18.01.2023
	First notice sent on	20.01.2023
	First reply submitted on	23.01.2023
	First hearing on	23.01.2023
	Second reply submitted on	24.01.2023
	Third reply submitted on	27.01.2023
	Second hearing on	30.01.2023
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 Buildcon 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> <p>The promoter has submitted a reply on 23.01.2023 which was scrutinized, and the remaining deficiencies were conveyed to the promoter.</p> <p>On 23.01.2023, the matter was adjourned and fixed for 30.01.2023.</p>	



	The promoter has submitted two replies on 24.01.2023 and 27.01.2023 which are scrutinized and the status of documents are mentioned below.	
21.	Present compliance status as on 30.01.2023 of deficient documents as conveyed in the last hearing dated 23.01.2023.	<ol style="list-style-type: none">1. Deficit fees of Rs. 12,22,108/- needs to be paid. Status: Submitted Rs 12,22,300/- via DD no 514202 dated 18.01.2023 of ICICI bank.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: 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: Submitted9. REP-II needs to be revised. Status: Submitted10. BBA needs to be revised alongwith payment plan Status: Submitted.11. Allotment letter needs to be revised. Status: Submitted.12. Land title search report needs to be revised. Status: Submitted.13. Bank undertaking needs to be submitted. Status: Submitted.14. CA Certificate for REP-I needs to be revised. Status: Submitted.15. Land Cost needs to be clarified alongwith the annexure. Status: Submitted.16. EDC and Conversion charges needs to be submitted as per LOI. Status: Submitted.17. Letter from DTCP for adjustment of EDC needs to be submitted. Status: Submitted.18. Financial resources need to be met with the project cost and needs to be clarified.



		<p>Status: Submitted.</p> <p>19. Loan sanction letter, repayment schedule and disbursement schedule need to be submitted. Status: Submitted.</p> <p>20. Miscellaneous cost needs to be clarified. Status: Submitted.</p> <p>21. Cash flow statement needs to be submitted. Status: Submitted.</p> <p>22. The board resolution for operation of bank account needs to be submitted. Status: Submitted.</p> <p>23. CA certificate for cost incurred and to be incurred needs to be submitted. Status: Submitted.</p> <p>24. Form REP-II needs to be revised Status: Submitted.</p> <p>25. Affidavit of promoter regarding arrangement of separate bank account under section 4(2)(I)(D) needs to be submitted. Status: 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: Submitted.</p> <p>27. GST certificate and TAN of the promoter needs to be submitted. Status: Submitted.</p> <p>28. MOA, AOA and COI needs to be submitted. Status: Submitted.</p>
22.	Remarks	<p>1. The annexures in the online (A-H) are not uploaded as well as the corrections need to be done also.</p> <p>2. Corrections marked on the hard copy of online DPI need to be done.</p> <p>3. Environmental clearance needs to be submitted. - The promoter has submitted an undertaking to submit the EC within 1 year from the grant of License.</p> <p>4. Copy of approved fire scheme needs to be submitted - The promoter has submitted a DD amounting Rs 25Lakh via DD no 514205 dated 18.01.2023 of ICICI Bank and undertaking to submit the fire scheme approval within 3 months from the grant of registration certificate.</p> <p>5. Approved service plans and estimates need to be submitted - The promoter has submitted a DD amounting Rs 25 Lakh via DD no 514207 dated 18.01.2023 of ICICI Bank and undertaking to</p>

submit the approved service plan and estimates within 3 months from the grant of registration certificate.

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 corrections in online DPI, corrections in online (A-H) form, Environment Clearance, Fire Scheme approval, Approved service plan & estimates.

The promoter has submitted an undertaking alongwith two DD vide no 514205, 514207 dated 18.01.2023 amounting Rs 25 lakhs each as a security amount to submit the Fire Scheme approval and Approved service plan & estimates within 3 months from the date of issuance of registration certificate.

Time period of six months is granted for the submission of Environmental Clearance.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

Asha
(Asha)

Chartered Accountant

Sumeet
(Sumeet)
Planning Coordinator

Neeraj
(Neeraj)

Associate Architectural Executive

Day and Date of hearing	Monday and 30.01.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 30.01.2023.

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

Sh. Neeraj Mishra (AR) and Sh. Ashwani Kumar (AR) are present on the behalf of the promoter.

Approved as proposed subject to submission of pending QPR and Annual audit report.

Sanjeev Kumar Arora
(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA, Gurugram

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA, Gurugram

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