



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-I
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-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/ phase | Whole | |
| 9. | Status of project | New | |
| 10. | Online Application ID | RERA-GRG-1258-2023 | |
| 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. | 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 | 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 | 23.01.2023ZP-1677/JD/(RA)/2023/2190 dated 23.01.2023 valid up to 22.01.2028 |
| | iv) | Environmental Clearance | Applied on 08.12.2022 |
| | v) | Airport height clearance | PALM/NORTH/B/112322/72 8084 dated 07.12.2022 06.12.2030 |
| | vi) | Fire scheme approval | Applied on 17.01.2023 |
| | 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

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| | viii) Electrical 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/- 3. ₹ 17,05,200 Total = ₹ 41,73,916/- |
| | DD no. and date | 1. 514186 dated 12.01.2023. 2. 514184 dated 12.01.2023. 3. 514201 dated 18.01.2023. |
| | Name of the issuing bank | ICICI Bank |
| | Deficit fee | NIL |
| 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 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>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.</p> <p>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.</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/564 dated 20.01.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 23.01.2023.</p> | |



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| | <p>The promoter has submitted a reply on 23.01.2023 which was scrutinized, and the remaining deficiencies are mentioned below. On 23.01.2023, the matter was adjourned and fixed for 30.01.2023. 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.</p> |
| 21. | <p>Present compliance status as on 30.01.2023 of deficient documents as conveyed in the last hearing dated 23.01.2023.</p> <ol style="list-style-type: none">1. Deficit fees of Rs. 17,04,987/- needs to be paid. Status: Submitted Rs 17,05,200/- via DD no 514201 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. REP-II needs to be revised. Status: Submitted.9. Mutation and Jamabandi needs to be revised. Status: Submitted.10. Land title search report needs to be revised. Status: Submitted11. BBA needs to be revised alongwith payment plan Status: Submitted12. Allotment letter 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. |

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| | | <p>Status: Submitted</p> <p>18. Financial resources need to be met with the project cost and needs to be clarified. 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. Affidavit of promoter regarding arrangement of separate bank account under section 4(2)(I)(D) needs to be submitted. Status: Submitted.</p> <p>25. 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>26. GST certificate and TAN of the promoter needs to be submitted. Status: Submitted.</p> <p>27. 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 514204 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 514206 dated</p> |

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| | | 18.01.2023 of ICICI Bank and undertaking to submit the approved service plan and estimates within 3 months from the grant of registration certificate. |
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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 514204, 514206 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)
Chartered Accountant


(Sumeet)
Planning Coordinator


(Neeraj)
Associate Architectural Executive

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

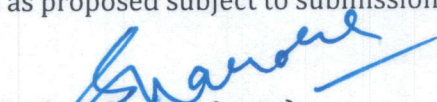
PROCEEDINGS OF THE DAY

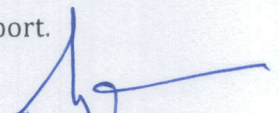
Proceedings dated 30.01.2023.


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

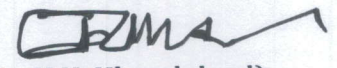
Sh. Neeraj Mishra (AR) and Sh. Ashwani Kumar (AR) are present on the behalf of the promoter.

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


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


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

