



Project Tatva Estates

Promoter M/s Alton Buildtech India Pvt. Ltd.

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	Validity up to
	i)	License Approval	05.12.2022	04.12.2027
	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	

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An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
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	vii)	Service plan and estimate approval	Applied on 25.01.2023
	viii)	Electricity load availability connection	07.02.2023
16.	Fee details		
		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.		DD amount	4,30,000/-
		DD no. and date	027128 dated 31.01.2023
		Name of the bank issuing	HDFC Bank
		Deficient amount	Nil
18.		File Status	Date
		Project received on	07.02.2023
		First notice sent on	22.02.2023
		First reply submitted on	23.02.2023
		First hearing on	27.02.2023
		Second reply submitted on	28.02.2023
19.	Case history-		
	<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> <p><u>Proceedings dated 27.02.2023</u></p> <p>Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Rajesh Jain (AR), Praveen</p>		

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	<p>Kumar (AR) and Vijay Singh (AR) are present on the behalf of the promoter. 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. The matter to come up on 02.03.2023.</p>	
20.	<p>Present compliance status as on 02.03.2023 of deficient documents as conveyed in notice dated 27.02.2023</p>	<ol style="list-style-type: none"> Correction in REP-I (Part A-H) need to be done. Status: Done. Hard coy of the same needs to be submitted. Corrections marked on the hard copy of online DPI need to be done. Status: Done Approved service plans and estimates need to be submitted. Status: Applied on 25.01.2023. The promoter has submitted cheque no. 027190 dated 28.02.2023 of HDFC Bank amounting to Rs. 25 lacs as a security to submit the approved service plans and estimates in the Authority within stipulated time. CA certificate certifying that there is no charge on the land of the project for which application has been made needs to be submitted. Status: Submitted.
21.	<p>Remarks</p>	<ol style="list-style-type: none"> Hard copy of the corrected REP-I and DPI needs to be submitted.- The promoter may be directed to submit the hard bound copy of the same within a week. Approved service plans and estimates need to be submitted.- Applied on 25.01.2023. The promoter has submitted cheque no. 027190 dated 28.02.2023 of HDFC Bank amounting to Rs. 25 lacs as a security to submit the approved service plans and estimates in the Authority within stipulated time.

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, for which the promoter has submitted the cheque no. 027190 dated 28.02.2023 of HDFC Bank amounting to Rs. 25 lacs as a security to submit the approval in the Authority within the stipulated time.

The cheque has been received and entered in the register of Planning Coordinator and Planning

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Act No. 16 of 2016 Passed by the Parliament


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Coordinator has sent it to Accounts Branch for encashment.

It is recommended that the Authority may consider for grant of registration subject to the submission of approved service plans and estimates in the Authority within three months from the date of grant of registration failing which the security amount submitted by the promoter shall be forfeited.


 (Asha)
 Chartered Accountant


 (Ar. Neeraj) Gautam
 Associate Architectural Executive


 (Sumeet)
 Planning Coordinator

Day and Date of hearing	Thursday and 02.03.2023
Proceeding recorded by	Sh. Ram Niwas

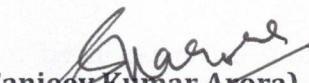
PROCEEDINGS OF THE DAY

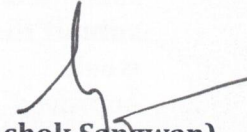
Proceedings dated 02.03.2023


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

Sh. Rajesh Jain (AR), Naveen Mittal (AR) and Vijay Singh (AR) are present on the behalf of the promoter.

Approved as proposed subject to the condition that in any case any liability arises in future regarding late fees in respect of earlier license no.73 of 2021 granted for affordable group housing on 17.9.2021 which has now been migrated in DDJAY and duly approved by the DTCP under new license No.200 of 2022 dated 5.12.2022 as a reference for clarification regarding applicability of late fees in such cases stand referred to AG Haryana in case of M/s TRL Limited, Gurugram vide Memo No. HARERA/GGM/RPIN/568/Representation.


 (Sanjeev Kumar Arora)
 Member, HARERA


 (Ashok Sangwan)
 Member, HARERA


 (Vijay Kumar Goyal)
 Member, HARERA

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