



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 Bestech City 2
Promoter M/s Bestech India Pvt. Ltd.

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

| SNo. | Particulars | Details | | |
|------|--|--|------------------------|----------------|
| 1. | Name of the project | Bestech City 2 | | |
| 2. | Name of the promotor | M/s Bestech India Pvt. Ltd. | | |
| 3. | Nature of the project | Affordable Residential Plotted Colony under DDJAY | | |
| 4. | Location of the project | Sector 89A, Gurugram | | |
| 5. | Legal capacity to act as a promoter | Collaborator | | |
| 6. | Name of the license holder | M/s Radhika Heights Ltd. M/s Nirmala Buildwell Pvt. Ltd. M/s Radicura Infra Ltd. M/s Cabana Construction Pvt. Ltd. M/s Sunanda Infra Ltd. M/s Bestech India Pvt. Ltd. | | |
| 7. | Whether registration applied for whole | Whole | | |
| 8. | Phase no. | N/A | | |
| 9. | Online application ID | RERA-GRG-PROJ-1362-2023 | | |
| 10. | License no. | 81 of 2021 dated 08.10.2021 | valid up to 07.10.2026 | |
| 11. | Total licensed area | 39.43125 Acres | Area to be registered | 39.43125 Acres |
| 12. | Project completion date as declared u/s 4(2)(I)(c) | Needs to be revised | | |
| 13. | QPR compliance | N/A | | |
| 14. | 4(2)(I)(D) compliance | N/A | | |
| 15. | Compliance of conditions of RC | N/A | | |
| 16. | Statutory approvals either applied for or obtained prior to registration | | | |
| | S.No | Particulars | Date of approval | Validity up to |
| | i) | License Approval | 08.10.2021 | 07.10.2026 |

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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| ii) | Zoning Plan Approval | Not submitted |
| iii) | Layout plan Approval | 19.07.2022 |
| iv) | Environmental Clearance | N/A |
| v) | Airport height clearance | N/A |
| vi) | Fire scheme approval | N/A |
| vii) | Service plan and estimate approval | Not submitted |
| viii) | Electricity load availability connection | 28.12.2021 |
| 17. | Fee details | |
| | Registration fee | (153189.057 x 10) + (6383.297 x 20 =Rs. 16,59,561/- |
| | Processing Fee | 159572.354 x 10 = Rs. 15,95,724/- |
| | Late fee | Nil |
| | Total fee | Rs. 32,55,285/- |
| 18. | DD amount | Rs. 31,91,600/- |
| | DD no. and date | 095797 dated 19.05.2023 |
| | Name of the bank issuing | HDFC Bank |
| | Deficient amount | Rs. 63,685/- |
| 19. | File Status | Date |
| | Project received on | 29.05.2023 |
| 20. | <p>Case history-</p> <p>The promoter i.e., M/s Bestech India Pvt. Ltd. has applied on dated 29.05.2023 for registration of their affordable plotted colony under DDJAY namely "Bestech City- 2" located at Sector 89A, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>The application relates to license no. 81 of 2021 dated 08.10.2021 and valid up to 07.10.2026 granted by STCP in favour of M/s Radhika Heights Ltd., M/s Nirmala Buildwell Pvt. Ltd., M/s Radicura Infra Ltd., M/s Cabana Construction Pvt. Ltd., M/s Sunanda Infra Ltd. and M/s Bestech India Pvt. Ltd. in collaboration with M/s Bestech India Pvt. Ltd. for setting up of an affordable residential plotted colony under DDJAY over an area measuring 39.43125 acres in sector 89A, Gurugram.</p> | |



Project Bestech City 2
Promoter M/s Bestech India Pvt. Ltd.

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|--|---|
| | The current project comprises of 669 residential plots out of which 337 are frozen and 3 commercial blocks being developed by M/s Bestech India Pvt. Ltd. |
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Asha
(Asha)
Chartered Accountant

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|--------------------------------|-----------------------|
| Day and Date of hearing | Monday and 26.06.2023 |
| Proceeding recorded by | Sh. Ram Niwas |

PROCEEDINGS OF THE DAY

Proceedings dated 26.06.2023

Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. B R Bansal and Sh. Amit Saran are present on the behalf of the promoter.

The AR of the promoter states that they have submitted additional documents in the Authority on Friday, 23.06.2023. the same be scrutinized and deficiencies remaining, if any, be conveyed to the promoter.

The matter to come up on 03.07.2023

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

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA, Gurugram

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