

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)(l)(c)	07.10.2026	
13.	QPR compliance	N/A	
14.	4(2)(l)(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
	i)	License Approval	08.10.2021
			Validity up to 07.10.2026


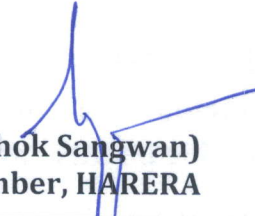



	ii)	Zoning Plan Approval	19.07.2022
	iii)	Layout plan Approval	11.10.2021
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	12.04.2023
	viii)	Electricity load availability connection	28.12.2021
17.	Fee details		
	Registration 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/- Rs. 63,685/-	
	DD no. and date	095797 dated 19.05.2023 095898 dated 20.06.2023	
	Name of the bank issuing	HDFC Bank	
	Deficient amount	Nil	
19.	File Status	Date	
	Project received on	29.05.2023	
	First hearing on	26.06.2023	
	First reply submitted on	26.06.2023	
	Notice dispatched on	30.06.2023	
	Second reply submitted on	30.06.2023	
20.	Case history-		



	<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> <p>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.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided on 26.06.2023.</p> <p><u>Proceedings dated 26.06.2023</u></p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. B R Bansal and Sh. Amit Saran are present on the behalf of the promoter.</p> <p>Th 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.</p> <p>The matter to come up on 03.07.2023</p>	
<b>21.</b>	<b>Present compliance status as on 03.07.2023 of deficient documents as observed on 26.06.2023</b>	<ol style="list-style-type: none"> <li>1. Corrects in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format. <b>Status: Hard copy of corrected REP I needs to be submitted.</b></li> <li>2. Corrections marked on the hard copy of online DPI need to be done. <b>Status: Done</b></li> <li>3. Copy of mutations of the project land needs to be submitted <b>Status: Submitted</b></li> <li>4. NOCs for HSVP construction water, drinking water supply, sewerage disposal and storm water drainage need to be submitted. <b>Status: Promoter undertakes to submit the same as soon as it is</b></li> </ol>

		<b>received from the competent Authority.</b>
22.	<b>Remarks</b>	1. NOCs for HSVP construction water, drinking water supply, sewerage disposal and storm water drainage need to be submitted.
All the requisite documents are in place except NOCs for HSVP construction water, drinking water supply, sewerage disposal and storm water drainage. It is recommended that the Authority may consider for grant of registration subject to submission of above NOCs within a period of two months.		
 <b>(Asha)</b> <b>Chartered Accountant</b>		 <b>(Ar. Neeraj Gautam)</b> <b>Associate Architectural Executive</b>

<b>Day and Date of hearing</b>	Monday and 03.07.2023
<b>Proceeding recorded by</b>	Sh. Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>	
<p>Proceedings dated 03.07.2023</p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. B.R. Bansal (AR) and Sh. Amit Saran (AR) are present on the behalf of the promoter.</p> <p>Approved as proposed.</p>	
 <b>(Sanjeev Kumar Arora)</b> <b>Member, HARERA</b>	 <b>(Ashok Sangwan)</b> <b>Member, HARERA</b>
 <b>(Vijay Kumar Goyal)</b> <b>Member, HARERA</b>	