

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम, हरियाणा

 Project Bestech City 1
 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 1	
2.	Name of the promotor	M/s Bestech India Pvt. Ltd. (Collaborator)	
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 Cabana Construction Pvt. Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1355-2023	
10.	License no.	72 of 2021 dated 17.09.2021	valid up to 16.09.2026
11.	Total licensed area	12.3812 Acres	Area to be registered 12.3812 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	16.09.2026	
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
	i)	License Approval	17.09.2021
	ii)	Zoning Plan Approval	03.06.2022
	iii)	Layout plan Approval	03.06.2022

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



	iv)	Environmental Clearance	N/A
	v)	Airport clearance height	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	(48107.787 x 10) + (1997.072 x 20) =Rs. 5,21,020/-	
	Late fee	Nil	
	Processing fee	50104.859 x 10 = Rs. 5,01,049/-	
	Total fee	Rs. 10,22,069/-	
18.	DD amount	Rs. 10,03,000/- Rs. 19,100/-	
	DD no. and date	095801 dated 19.05.2023 178080 dated 10.07.2023	
	Name of the bank issuing	HDFC Bank	
	Deficient amount	Nil	
19.	File Status	Date	
	Project received on	27.06.2023	
	First notice issued on	11.07.2023	
	Additional documents received in the branch on	11.07.2023	
20.	Case history- The promoter i.e., M/s Bestech India Pvt. Ltd. has applied on dated 27.06.2023 for registration of their affordable plotted colony under DDJAY namely "Bestech City- 1" located at Sector 89A, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016. The application relates to license no. 72 of 2021 dated 17.09.2021 and valid up to 16.09.2026 granted by DTCP in favour of M/s Radhika Heights Ltd., M/s Nirmala Buildwell Pvt. Ltd., and M/s Cabana Construction 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 12.3812 acres in sector 89A, Gurugram.		



	<p>The current project comprises of 219 residential plots out of which 112 are frozen as per layout plan and 1 commercial block 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 17.07.2023</p>	
21.	<p>Present compliance status as on 17.07.2023 of deficient documents as observed in the scrutiny</p>	<ol style="list-style-type: none">1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format. Status: Not done2. Corrections marked on the hard copy of online DPI need to be done. Status: Corrected copy needs to be submitted.3. Deficit fee of Rs. 19,069/- needs to be paid. Status: Paid through DD No. 178080 dated 10.07.2023 of HDFC Bank amounting Rs. 19,100/-4. It is noted that the promoter has obtained revised layout cum demarcation plan. In this regard, an affidavit through the Director of the promoter company, duly authorized vide board resolution, to the effect that no prior advertisement, marketing, booking or selling of plots in any manner is done in the project needs to be submitted. Status: Not submitted5. Order of de-freeze of the plots needs to be submitted. Status: Not submitted6. Marketing plan clearly showing the proposed blocks on the plan needs to be submitted. Status: Not submitted7. REP-II needs to be revised. Status: Submitted8. Copy of mutations of the license land needs to be submitted. Status: Submitted9. Forest NOC needs to be submitted. Status: Submitted10. Powerline shifting NOC needs to be submitted. Status: Not submitted11. Revised PERT chart needs to be submitted. Status: Submitted. Needs to be revised.12. Allottee related draft documents (application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt) in prescribed formats need to be submitted.

		<p>Status: BBA needs to be revised and payment plan needs to be submitted.</p> <p>13. CA certificate for non-default in payment needs to be revised. Status: Submitted</p> <p>14. Land cost needs to be clarified accordingly to area apply for registration. Status: Submitted but doesn't match with DPI.</p> <p>15. KYC of authorized signatory Amit Saran needs to be provided. Status: Submitted</p> <p>16. CA certificate for cost incurred and to be incurred needs to be revised. Status: Submitted but doesn't match with DPI.</p> <p>17. PAN, TAN and GST certificate of promoter need to be provided. Status: Submitted</p> <p>18. Bank Undertaking needs to be revised. Status: Not submitted</p> <p>19. EDC and IDC need to be filled as per LOI in the DPI. Status: Corrected copy of DPI not provided.</p> <p>20. Cash flow statement needs to be provided. Status: Submitted but doesn't match with DPI.</p> <p>21. Quarterly schedule of expenditure (IDW) needs to be provided. Status: Needs to be revised.</p> <p>22. KYC of Project consultant needs to be provided. Status: Not submitted</p> <p>23. Copy of paid challan of EDC, IDC, conversion charges and license fee needs to be provided. Status: Submitted</p> <p>24. KYC of Sunil satija authorised signatory of bank account operations as well as director of the promoter needs to be submitted. Status: Submitted</p> <p>25. MOA, AOA and COI need to be provided. Status: Submitted</p> <p>26. Financial resources need to be met with project cost needs to be corrected. Status: Corrected copy of DPI not provided.</p> <p>27. Project report needs to be corrected. Status: Not submitted</p> <p>28. CHG form needs to be provided. Status: Not submitted</p> <p>29. Loan sanction letter along with disbursement along with repayment schedule needs to be provided.</p>
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22.	Remarks	<ol style="list-style-type: none">1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format.2. Corrections marked on the hard copy of online DPI need to be done.3. It is noted that the promoter has obtained revised layout cum demarcation plan. In this regard, an affidavit through the Director of the promoter company, duly authorized vide board resolution, to the effect that no prior advertisement, marketing, booking or selling of plots in any manner is done in the project needs to be submitted.4. Order of de-freeze of the plots needs to be submitted.5. Marketing plan clearly showing the proposed blocks on the plan needs to be submitted.6. Powerline shifting NOC needs to be submitted.7. Revised PERT chart needs to be submitted. <p>Status: Submitted. Needs to be revised.</p> <ol style="list-style-type: none">8. Allottee related draft documents (application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt) in prescribed formats need to be submitted. <p>Status: BBA needs to be revised and payment plan needs to be submitted.</p> <ol style="list-style-type: none">9. Land cost needs to be clarified accordingly to area apply for registration. <p>Status: Submitted but doesn't match with DPI.</p> <ol style="list-style-type: none">10. CA certificate for cost incurred and to be incurred needs to be revised. <p>Status: Submitted but doesn't match with DPI.</p> <ol style="list-style-type: none">11. Bank Undertaking needs to be revised.12. EDC and IDC need to be filled as per LOI in the DPI. <p>Status: Corrected copy of DPI not provided.</p> <ol style="list-style-type: none">13. Cash flow statement needs to be provided. <p>Status: Submitted but doesn't match with DPI.</p> <ol style="list-style-type: none">14. Quarterly schedule of expenditure (IDW) needs to be provided. <p>Status: Needs to be revised.</p>

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<p><i>Asha</i> (Asha) Chartered Accountant</p>	<p><i>Ar. Neeraj</i> (Ar. Neeraj Gautam) Associate Architectural Executive</p>

Day and Date of hearing	Monday and 17.07.2023
Proceeding recorded by	Sh. Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceedings dated 17.07.2023</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) is present on the behalf of the promoter. The AR of the promoter is submitting reply today which needs to be examined by office.</p> <p>The matter to come up on 24.07.2023</p>	
<p><i>Sanjeev</i> (Sanjeev Kumar Arora) Member, HARERA</p>	<p><i>Ashok</i> (Ashok Sangwan) Member, HARERA</p>
<p><i>Vijay</i> (Vijay Kumar Goyal) Member, HARERA</p>	<p><i>Arun</i> (Arun Kumar Gupta) Chairman, HARERA</p>

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