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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	Validity up to
	i)	License Approval	17.09.2021 16.09.2026
	ii)	Zoning 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

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	iii)	Layout plan Approval	03.06.2022
	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.	<b>Fee details</b>		
		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.	<b>DD amount</b>		
		DD no. and date	Rs. 10,03,000/- Rs. 19,100/- 095801 dated 19.05.2023 178080 dated 10.07.2023
		Name of the bank issuing	HDFC Bank
		Deficient amount	Nil
19.	<b>File Status</b>		
		Project received on	<b>Date</b> 27.06.2023
		Additional documents received in the branch on	11.07.2023
		First notice issued on	12.07.2023
		First hearing on	17.07.2023
		First reply submitted on	20.07.2023
20.	<b>Case history-</b>		
	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.		

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<p>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> <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> <p><u>Proceedings dated 17.07.2023</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 (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><b>21. Present compliance status as on 24.07.2023 of deficient documents as observed on 17.07.2023</b></p>	<ol style="list-style-type: none"> <li>1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format. <b>Status: Done. Corrected copy needs to be submitted.</b></li> <li>2. Corrections marked on the hard copy of online DPI need to be done. <b>Status: Corrected copy needs to be submitted.</b></li> <li>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. <b>Status: Submitted</b></li> <li>4. Order of de-freeze of the plots needs to be submitted. <b>Status: Submitted</b></li> </ol>

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5. Marketing plan clearly showing the proposed blocks on the plan needs to be submitted.  
**Status: Submitted**
6. Powerline shifting NOC needs to be submitted.  
**Status: Not applicable as revised layout plan has been approved by DTCP after shifting of 11KV line and ROW for 66 KV line has been maintained.**
7. Revised PERT chart needs to be submitted.  
**Status: Submitted**
8. BBA needs to be revised and payment plan needs to be submitted.  
**Status: Submitted**
9. Land cost needs to be clarified accordingly to area apply for registration.  
**Status: Submitted**
10. CA certificate for cost incurred and to be incurred needs to be revised.  
**Status: Submitted**
11. Bank Undertaking needs to be revised.  
**Status: Submitted**
12. EDC and IDC need to be filled as per LOI in the DPI.  
**Status: Corrected**
13. Cash flow statement needs to be provided.  
**Status: Submitted**
14. Quarterly schedule of expenditure (IDW) needs to be provided.  
**Status: Submitted**
15. KYC of Project consultant needs to be provided.  
**Status: Submitted**
16. Financial resources need to be met with project cost needs to be corrected.  
**Status: Corrected**
17. Project report needs to be corrected.  
**Status: Submitted**
18. CHG form needs to be provided.  
**Status: Submitted**

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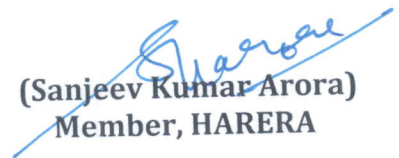
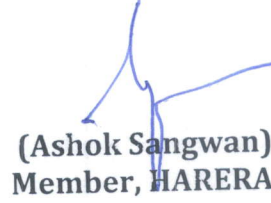


		19. Loan sanction letter along with disbursement along with repayment schedule needs to be provided. <b>Status: Submitted</b>
		20. CA certificate for REP I needs to be submitted. <b>Status: Submitted</b>
22.	Remarks	1. Corrected copies of online DPI and REP-I need to be submitted.

**Recommendation:** 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 are found to be in order.

It is recommended that the Authority may consider for grant of registration.

  
(Asha)  
Chartered Accountant

  
(Ar. Neeraj Gautam)  
Associate Architectural Executive

Day and Date of hearing	Monday and 24.07.2023	
Proceeding recorded by	Sh. Ram Niwas	
<b>PROCEEDINGS OF THE DAY</b>		
Proceedings dated 24.07.2023		
Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.		
Sh. B R Bansal (AR) is present on the behalf of the promoter.		
Approved as proposed. Registration certificate shall be issued after correction in online DPI and REP-I (Part A-H) form.		
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA
 (Arun Kumar Gupta) Chairman, HARERA		

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