



**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

Vedattam  
RERA-GRG-PROJ-1419-2023

**Hearing brief for project registration u/s 4**

S.No.	Particulars	Details		
1.	Name of the project	Vedattam		
2.	Name of the promoter	M/s SPJ Properties Pvt Ltd		
3.	Nature of the project	Commercial Plotted Colony (SCO)		
4.	Location of the project	Sector- 14, Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of license holder	M/s SPJ Properties Pvt Ltd		
7.	Status of project	New		
8.	Whether registration applied for whole/phase	Whole Project		
9.	Completion date as mentioned in REP-II	March 2026		
10.	Online application ID	RERA-GRG-PROJ-1419-2023		
11.	License no.	125 of 2023 dated 15.06.2023	valid upto 14.06.2028	
12.	Total licensed area	4.15625 acres	Area to be registered	4.15625 acres
13.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	125 of 2023 dated 15.06.2023	14.06.2028
	ii)	Zoning Plan Approval	N/A	N/A
	iii)	Layout plan Approval	Drg. No. DGTCP 9329 dated 15.06.2023	N/A
	iv)	Environmental Clearance	N/A	N/A
	v)	Architectural Control Sheet	Applied on 27.06.2023	
	vi)	Service plan and estimate approval	LC-3185-JE(AK)-2023/30180 dated 12.09.2023	
14.	Fee details			
	Registration fee	25229.58 * 1.5 * 20 = Rs 7,56,887/-		
	Processing fee	25229.58 * 10 = Rs 2,52,296/-		
	Late fee	N/A		
	Total	Rs 10,09,183/-		
15.	DD amount	Rs. 2,53,000/- Rs. 7,57,000/-		
	DD no. and date	786140 dated 03.08.2023 786141 dated 03.08.2023		
	Name of the bank issuing	PNB Bank		
	Deficient amount	NIL		
16.	File Status	Date		
	File received on	08.08.2023		

**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

भूसंपदा (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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RERA-GRG-PROJ-1419-2023

	<b>First notice Sent on</b>	21.08.2023
	<b>First hearing on</b>	28.08.2023
	<b>Second hearing on</b>	16.10.2023
<b>17.</b>	<b>Case History:-</b> <p>The promoter M/s SPJ Properties Pvt Ltd who is a license holder had applied for the registration of real estate project namely "Vedattam" located at Sector-14, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 556996 dated 08.08.2023 and RPIN-637. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1419-2023. The project area for registration is same as that of the licensed area i.e., 4.15625 acres. License no - 125 of 2023 dated 15.06.2023 valid up to 14.06.2028.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/637 dated 21.08.2023 was issued to the promoter with an opportunity of being heard on 28.08.2023.</p> <p>On 28.08.2023, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. No reply has been submitted by the promoter company against the deficiencies raised by the authority till 24.08.2023. In view of the same the matter is adjourned, and the next date of hearing will be conveyed after the submission of reply of deficiencies already conveyed through notice.</p> <p>The promoter has submitted the reply on 19.09.2023, 04.10.2023 &amp; 11.10.2023 which have been scrutinized and as per the directions of the authority the matter is fixed for hearing on 16.10.2023.</p> <p>The status of the documents is mentioned below.</p>	
<b>18.</b>	<b>Present compliance status as on 16.10.2023 of the deficiencies conveyed in the hearing dated 28.08.2023.</b>	<ol style="list-style-type: none"><li>1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not submitted</li><li>2 Online DPI needs to be corrected. Status: Not submitted</li><li>3 Approved architectural control sheet needs to be submitted. Status: Applied on 27.06.2023.</li><li>4 Approved Service Plan and Estimates needs to be submitted. <b>Status: Submitted. Approved vide memo no. LC-3185-JE(AK)-2023/30180 dated 12.09.2023</b></li><li>5 Electrical load availability needs to be submitted. <b>Status: Submitted. Memo no. 5091/92 dated 15.09.2023</b></li><li>6 Land title search report by an advocate with bar enrolment number needs to be submitted. <b>Status: Submitted</b></li><li>7 Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Not submitted</li><li>8 Pert chart needs to be submitted. Status: Needs to be revised</li><li>9 Approval from various agencies for connecting external services like road, sewer, water and storm water drains needs to be submitted. <b>Status: Submitted along with undertaking for road</b></li><li>10 Draft Allotment letter needs to be revised as per the prescribed format. <b>Status: Submitted</b></li></ol>

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	<p>11 Draft Brochure and advertisement documents needs to be submitted. <b>Status: Submitted</b></p> <p>12 Cost of the land needs to be clarified according to the area applied for the registration. Status: Not clarified</p> <p>13 Financial resources of the project need to be met with project cost. Status: Not clarified. Copy of DPI not submitted.</p> <p>14 CA certificate for non-default needs to be Revised. Status: Needs to be revised</p> <p>15 Others in financial resources needs to be clarified. Status: Not clarified. Copy of DPI not submitted.</p> <p>16 REP II needs to be revised. Status: Needs to be revised</p> <p>17 Quarterly schedule of estimated expenditure needs to be submitted. Status: Not submitted</p> <p>18 Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted with project cost. <b>Status: Submitted</b></p> <p>19 Cash flow statement need to be submitted. Status: Needs to be revised</p> <p>20 KYC of Chartered Accountant (Manoj Kumar Aggarwal) needs to be provided. <b>Status: Submitted</b></p> <p>21 Project report needs to be revised. Status: Not submitted</p> <p>22 Customer Care and Grievance Redressal officer and Nodal officer cannot be same person. Correction needs to be made. <b>Status: Done</b></p> <p>23 IDW expenses never be less than approved service plan and estimates. Correction needs to be made. Status: Not done</p> <p>24 CA certificate for expenditure incurred and to be incurred needs to be submitted. Status: Needs to be revised</p> <p>25 CA certificate for REP I needs to be provided. <b>Status: Submitted</b></p> <p>26 Affidavit regarding 10% auto deduct from separate bank account needs to be submitted. <b>Status: Submitted</b></p>
<b>Remarks</b>	<p>1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2 Online DPI needs to be corrected.</p> <p>3 Approved architectural control sheet needs to be submitted.</p> <p>4 Copy of superimposed demarcation plan on approved layout plan needs to be submitted.</p>

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					<ol style="list-style-type: none"><li>5 Pert chart needs to be revised.</li><li>6 Cost of the land needs to be clarified according to the area applied for the registration.</li><li>7 Financial resources of the project need to be met with project cost.</li><li>8 CA certificate for non-default needs to be Revised.</li><li>9 Others in financial resources needs to be clarified.</li><li>10 REP II needs to be revised.</li><li>11 Quarterly schedule of estimated expenditure needs to be submitted.</li><li>12 Cash flow statement need to be revised.</li><li>13 Project report needs to be revised.</li><li>14 IDW expenses never be less than approved service plan and estimates. Correction needs to be made.</li><li>15 CA certificate for expenditure incurred and to be incurred needs to be revised.</li></ol>
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*Asha*  
(Asha)

**Chartered Accountant**

*Sumeet*  
(Sumeet)

**Engineering Officer****Day and Date of hearing**

Monday and 16.10.2023

**Proceeding recorded by**

Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 16.10.2023.

Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Himanshu Gupta, Counsel is present on behalf of the promoter and seeks leave of absence on behalf of the promoter who has to go out of station due to some death in the family and further states that the approval of standard design is under consideration of DGTCP and seeks three weeks time for submission of approved standard design along with rectification of other deficit documents.

The matter to come up on 20.11.2023.

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

*Ashok Sangwan*  
(Ashok Sangwan)  
Member, HARERA

*Vijay Kumar Goyal*  
(Vijay Kumar Goyal)  
Member, HARERA

*Arun Kumar Gupta*  
(Arun Kumar Gupta)  
Chairman, HARERA