

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No.	Particulars	Details	
1.	Name of the project	Tathastu 35	
2.	Name of the promotor	M/s Tathastu Realty Pvt Ltd.	
3.	Nature of the project	Affordable Group Housing colony.	
4.	Location of the project	Sector-35, Sohna, Gurugram.	
5.	Legal capacity to act as a promoter	License holder.	
6.	Name of the license holder	Tathastu Realty Pvt. Ltd. (Formerly Known as Sedulous Realtech Pvt. Ltd.)	
7.	Name of the Collaborator	N/A	
8.	Whether registration applied for whole	Whole.	
9.	Status of project	New	
10.	Online Application ID	RERA-GRG-1434-2023	
11.	Date of completion of project as per REP-II/4(2)(I)(c)	23.03.2028	
12.	QPR Compliance (If applicable)	N/A	
13.	4(2)(I)(d) Compliance (If applicable)	N/A	
14.	License no.	131 of 2023 dated 23.06.2023	Valid up to 22.06.2028
15.	Total licensed area	9.90625 acres	Area to be registered 9.90625 acres
16.	Fee Details		
	Registration Fee	Residential 88329.106 x 2.40 x 10 =Rs. 21,19,899/- Commercial 6080.627 x 1.90 x 20 = Rs. 2,31,064/- Total = Rs. 23,50,963/-	
	Processing Fee	94,409.733 x 10 =Rs. 9,44,097/-	
	Late Fee	N/A	



	Total Fee	Rs. 32,95,060/-	
	DD amount	1. 23,55,960/- 2. 4,00,890 /- 3. 5,45000/- Total - 33,01,850/-	
	DD Details	1. 503898 dated 26.10.2023. 2. 503897 dated 26.10.2023. 3. 503903 dated 01.11.2023.	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	NIL	
17.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Date of approval
	i)	License Approval	131 of 2023 dated 23.06.2023.
	ii)	Zoning Plan Approval	DTCP 9341 dated 23.06.2023
	iii)	Building plan Approval	ZP-1821/JD(RA)/2023/40401 dated 23.11.2023
	iv)	Environmental Clearance	SEIAA/HR/2023/386 dated 15.11.2023
	v)	Airport height clearance	PALM/NORTH/B/032323/748620 dated 31.03.2023
	vi)	Fire scheme approval	Not Submitted
	vii)	Service plan and estimate approval	Not Submitted
	viii)	Electricity load availability connection	Ch. 24/DGR. - 26 B dated 16.08.2023
18.	File Status	Date	
	Project received on	27.10.2023	
	First notice sent on	03.11.2023	
	First hearing on	06.11.2023	
	Documents received on	06.11.2023	
	Documents received on	24.11.2023	
19.	Case History:		
	<p>An application regarding registration of affordable group housing colony namely "Tathastu 35" situated at Sector-35, Sohna, Gurugram, Haryana being developed by M/s Tathastu Realty Pvt Ltd. was submitted on 27.10.2023 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration falls under license no. 131 of 2023 dated 23.06.2023 valid up to 22.06.2028 for area admeasuring 9.90625 acres and being issued in favour M/s Tathastu Realty Pvt. Ltd. (Formerly Known as Sedulous Realtech Pvt. Ltd.)</p> <p>Now, while doing the scrutiny of the present application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/665 dated 03.11.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 06.11.2023.</p> <p>Proceedings dated on 06.11.2023.</p> <p>Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.</p>		



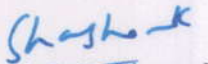
	<p>No reply has been submitted by the promoter company against the deficiencies conveyed by the authority through notice dated 03.11.2023. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed through deficiency notice. Further, if no response is received from the promoter within next 4 week's time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.</p>	
<p>20.</p>	<p>Present compliance status as on 22.11.2023 of deficient documents as conveyed in the deficiency notice dated 03.11.2023.</p>	<ol style="list-style-type: none"> 1. Deficit fees of Rs. 5,38,210/- needs to be submitted and the fee is calculated as per the applied building plan provided by the promoter, in case there is any change in approved building plans then the fees will be calculated and charged accordingly. Status - Submitted Rs 5,45,000/- via DD no 503903 dated 01.11.2023. 2. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status - Not Submitted. 3. Corrections in online detailed project information needs to be done. Status - Not Submitted. 4. Copy of approved building plans needs to be submitted. Status - Submitted 5. Copy of environmental clearance needs to be submitted. Status - Submitted. 6. Copy of approved fire scheme needs to be submitted. Status - Not Submitted, the promoter has submitted a DD amounting to 25 lakh (DD no-503904) as a security deposit along with an undertaking to submit the fire scheme within 3 months from date of grant of registration. 7. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. Status - Not Submitted, the promoter has submitted a DD amounting to 25 lakh (DD no-503905) as a security deposit along with an undertaking to submit the fire scheme within 3 months from date of grant of registration. 8. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. Status - Submitted. 9. Mutation, jamabandi and Akshjra certified on latest dates needs to be submitted. Status - Submitted. 10. Project report needs to be submitted. Status - Submitted.

11. Land title search report needs to be submitted.
Status - Submitted.
12. Information to revenue department needs to be submitted.
Status - Submitted.
13. PERT chart needs to be submitted.
Status - Submitted.
14. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.
Status - Submitted.
15. Draft allotment letter needs to be submitted.
Status - Submitted.
16. Draft conveyance deed needs to be submitted.
Status - Submitted.
17. Draft BBA needs to be submitted.
Status - Submitted.
18. COI needs to be provided.
Status - Submitted.
19. CA certificate for Expenditure to be incurred and incurred needs to be provided.
Status - Submitted.
20. CA certificate for REP -I needs to be submitted.
Status - Submitted.
21. Quarterly schedule of estimated expenditure needs to be provided.
Status - Submitted.
22. Financial Resources needs to be met the project cost, so its needs to be revised.
Status - Submitted.
23. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.
Status - Submitted.
24. Cash flow statement need to be provided.
Status - Submitted.
25. REP II needs to be notarized.
Status - Submitted.
26. KYC of project consultant needs to be provided.
Status - Submitted.
27. Land cost needs to be clarified according to area apply for registration needs to be provided.
Status - Submitted
28. Document regarding use of logo of ganga realty needs to be submitted.
Status - Promoter stated that we will remove the logo of ganga realty and will use the logo of Tathastu.

		29. CA certificate for non-default in payment of debt obligations is needs to be provided. Status - Submitted. 30. EDC, IDC and conversion charges needs to be filled as per LOI. Status - Submitted. 31. Copy of paid challan of EDC, IDC needs to be provided. Status - Submitted. 32. Affidavit regarding 10% auto deduct from separate bank account needs to be submitted. Status - Submitted.
21.	Remarks	1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. 2. Corrections in online detailed project information needs to be done. 3. Copy of approved fire scheme needs to be submitted. 4. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.

Recommendations - All the required documents for registration under section 4 of the Act, 2016 have been submitted except submission of approved service plans and estimates, fire scheme. The promoter has submitted two DD amounting Rs 25 Lakh each via DD No. 503904 and 503905 dated 01.11.2023 of ICICI Bank as a security amount & undertaking to submit the fire scheme approval within 4 months from the date of grant of registration certificate and approved service plans and estimates within 6 months from the date of grant of registration certificate. The Authority may consider for a grant of registration.


(Asha)
Chartered Accountant


(Shashank Sharma)
Associate Engineer Executive


Day and Date of hearing Monday and 04.12.2023


Proceeding recorded by Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Ashwani Kumar(AR), Sh. Neeraj Mishra(AR) are present on behalf of promoter. Approved as proposed and the RC shall be issued after compliance of all the conditions and correction in the DPI and A to H.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA

