



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

**Promoter Name: M/s Tathastu Realty Pvt. Ltd.
Project Name: Tathastu 35**

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		

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

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



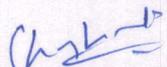
	Total Fee	Rs. 32,95,060/-	
	DD amount	1. 23,55,960/- 2. 4,00,890 /- Total - 27,56,850/-	
	DD Details	1. 503898 dated 26.10.2023. 2. 503897 dated 26.10.2023.	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	32,95,060 - 27,56,850 = Rs. 5,38,210/-	
17.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Date of approval Validity up to
	i)	License Approval	131 of 2023 dated 23.06.2023. 22.06.2028
	ii)	Zoning Plan Approval	DTCP 9341 dated 23.06.2023
	iii)	Building plan Approval	Not Submitted
	iv)	Environmental Clearance	Not Submitted
	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	
19.	Case History:		
	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.)		
	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.		
20.	Present compliance status as on 06.11.2023 of deficient documents as conveyed in	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	

<p>the deficiency notice dated 03.11.2023.</p>	<p>approved building plans then the fees will be calculated and charged accordingly.</p> <ol style="list-style-type: none"> 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. 3. Corrections in online detailed project information needs to be done. 4. Copy of approved building plans needs to be submitted. 5. Copy of environmental clearance needs to be submitted. 6. Copy of approved fire scheme needs to be submitted. 7. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. 8. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. 9. Mutation, jamabandi and Akshjra certified on latest dates needs to be submitted. 10. Project report needs to be submitted. 11. Land title search report needs to be submitted. 12. Information to revenue department needs to be submitted. 13. PERT chart needs to be submitted. 14. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. 15. Draft allotment letter needs to be submitted. 16. Draft conveyance deed needs to be submitted. 17. Draft BBA needs to be submitted. 18. COI needs to be provided. 19. CA certificate for Expenditure to be incurred and incurred needs to be provided. 20. CA certificate for REP -I needs to be submitted. 21. Quarterly schedule of estimated expenditure needs to be provided. 22. Financial Resources needs to be met the project cost, so its needs to be revised. 23. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. 24. Cash flow statement need to be provided. 25. REP II needs to be notarized. 26. KYC of project consultant needs to be provided. 27. Land cost needs to be clarified according to area apply for registration needs to be provided. 28. Document regarding use of logo of ganga realty needs to be submitted. 29. CA certificate for non-default in payment of debt obligations is needs to be provided.
--	--



		30. EDC, IDC and conversion charges needs to be filled as per LOI. 31. Copy of paid challan of EDC, IDC needs to be provided. 32. Affidavit regarding 10% auto deduct from separate bank account needs to be submitted.
21.	Remarks	No reply received

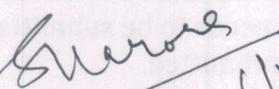

(Asha)
Chartered Accountant


(Shashank Sharma)
Associate Engineer Executive

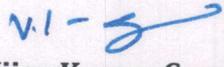
Day and Date of hearing	Monday and 06.11.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. 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.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA