

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	31.03.2026	
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	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	ZP-1825/PA(DK)/2023/43550 dated 27.12.2023
	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	

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	Name of the bank issuing	PNB Bank
	Deficient amount	NIL
16.	File Status	Date
	File received on	08.08.2023
	First notice Sent on	21.08.2023
	First hearing on	28.08.2023
	Second hearing on	16.10.2023
	Third hearing on	20.11.2023
	Fourth hearing on	08.01.2024
17.	Case History:-	
	<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 & 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>On 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.</p> <p>On 20.11.2023, 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 conveyed by the authority during last hearing dated 16.10.2023. 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. 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>The promoter has submitted the reply on 27.12.2023 and 02.01.2024 which have been scrutinized</p>	

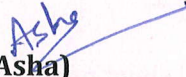
and as per approval of authority the matter is fixed for hearing on 08.01.2024. The status of the documents is mentioned below.	
18. Present compliance status as on 08.01.2024 of the deficiencies conveyed in the hearing dated 20.11.2023.	<ol style="list-style-type: none"> 1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not submitted 2 Online DPI needs to be corrected. Status: Not submitted 3 Approved architectural control sheet needs to be submitted. Status: Submitted. Approved vide memo no. ZP-1825/PA(DK)/2023/43550 dated 27.12.2023. 4 Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted in standard design approval. 5 Pert chart needs to be submitted. Status: Submitted 6 Cost of the land needs to be clarified according to the area applied for the registration. Status: Clarified 7 Financial resources of the project need to be met with project cost. Status: Clarified 8 CA certificate for non-default needs to be Revised. Status: Submitted 9 Others in financial resources needs to be clarified. Status: Clarified. 10 REP II needs to be revised. Status: Submitted 11 Quarterly schedule of estimated expenditure needs to be submitted. Status: Submitted 12 Cash flow statement need to be submitted. Status: Submitted 13 Project report needs to be revised. Status: Submitted 14 IDW expenses never be less than approved service plan and estimates. Correction needs to be made. Status: Corrected 15 CA certificate for expenditure incurred and to be incurred needs to be submitted. Status: Submitted
Remarks	<ol style="list-style-type: none"> 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.


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2 Online DPI needs to be corrected.

Recommendations:

All requisite documents for registration of project under section 4 of the Act of 2016 have been submitted by the promoter except hard corrected copy of A-H and DPI. The authority may consider for grant of registration of project.


 (Asha)
 Chartered Accountant


 (Sumeet)
 Engineering Officer

Day and Date of hearing

Monday and 08.01.2024

Proceeding recorded by

Ram Niwas

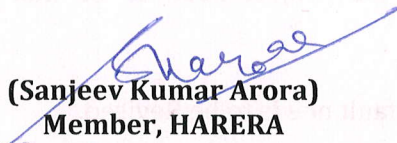
PROCEEDINGS OF THE DAY

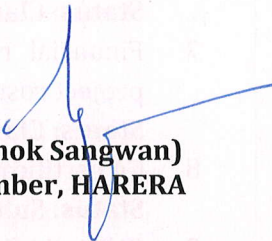
Proceedings dated: 08.01.2024.


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


Sh. Hitesh Garg (AR), Sh. Himanshu Gupta (AR) and Sh. Akash Gupta (AR) are present on behalf of the promoter.

Approved as proposed.


 (Sanjeev Kumar Arora)
 Member, HARERA


 (Ashok Sangwan)
 Member, HARERA


 (Vijay Kumar Goyal)
 Member, HARERA


 (Arun Kumar)
 Chairman, HARERA