



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

Project
Promoter

Seema Sadan
M/s Archtech Landholdings Pvt. Ltd.

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

SNo.	Particulars	Details	
1.	Name of the project	Seema Sadan	
2.	Name of the promoter	M/s Archtech Landholdings Pvt. Ltd. (Collaborator)	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 01, Farrukhnagar, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Vachaspati Sharma, Ashok Kumar and Archtech Landholdings Pvt. Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1522-2023	
10.	License no.	240 of 2023 dated 09.11.2023	Valid up to 08.11.2028
11.	Total licensed area	7.30625 Acres	Area to be registered 7.30625 Acres
12.	Project completion date as declared u/s 4(2)(l)(c)	Revised REP-II needs to be submitted.	
13.	QPR compliance	N/A	
14.	4(2)(l)(D) compliance	N/A	
15.	Compliance of conditions of RC	N/A	
16.	4(2)(l)(c) compliance	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	Status of change of bank a/c	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		

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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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Project Seema Sadan
Promoter M/s Archtech Landholdngs Pvt. Ltd.

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	09.11.2023	08.11.2028
ii)	Zoning Plan Approval	Not submitted	
iii)	Layout plan Approval	Details of approval not provided on layout plan	
iv)	Environmental Clearance	N/A	
v)	Airport height clearance	N/A	
vi)	Fire scheme approval	N/A	
vii)	Service plan and estimate approval	Not submitted	
viii)	Electricity load availability connection	Not submitted	
20.	Fee details		
	Registration fee	(28393.509 x 05) + (1173.789 x 10) =Rs. 1,53,706/-	
	Late fee	Nil	
	Processing fee	29567.298 x 10 =Rs. 2,95,673/-	
	Total fee	Rs. 4,49,379/-	
21.	RTGS amount		
	RTGS no. and date	RRR0022462462100 dated 03.01.2024	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	Nil	
22.	File Status		
	Project received on	03.01.2024	
	Notice dispatched on	-	
23.	Case history-		
	<p>The promoter i.e., Archtech Landholdings Pvt. Ltd. has applied on dated 03.01.2024 for registration of their affordable plotted colony under DDJAY namely "Seema Sadan" located at Sector 01, Farrukhnagar, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016. This application relates to the license no. 240 of 2023 dated 09.11.2023 issued by the DTCP in favour of Vachaspati Sharma, Ashok Kumar and Archtech Landholdings Pvt. Ltd. in collaboration Archtech Landholdings Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 7.30625 acres in sector- 01, Farrukhnagar, Gurugram.</p>		

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	<p>On scrutiny of the application, it was found that there were deficiencies in the application which need to be conveyed to the promoter through deficiency notice and an opportunity of hearing was provided on 22.01.2024.</p>
24.	<p>Present compliance status as on 18.01.2024 of deficient documents as conveyed in the deficiency notice.</p> <ol style="list-style-type: none">1. Corrections in REP-I (Part A-H) need to be done. Requisite documents need to be provided in PDF format. Status: Not provided2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. Status: Not submitted3. A list of plots allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties and marked on the layout plan needs to be submitted. Status: Not submitted4. Copy of information to revenue department regarding entry of license and collaboration agreement in the revenue record needs to be submitted. Status: Not submitted5. Land title search report needs to be submitted. Status: Not submitted6. A legible copy of the non- encumbrance certificate needs to be submitted. Status: Not submitted7. Approved service plans and estimates need to be submitted. Status: Not submitted8. Approved electrical load availability connection needs to be submitted. Status: Not submitted9. An affidavit regarding non- applicability of power line shifting NOC is submitted by the promoter. However, the same is in contradiction with the license and the approved layout plan of the project. The same needs to be clarified. Status: Not clarified10. NOCs for construction water, drinking water supply, storm water drainage and sewerage connection from concerned departments need to be submitted. Status: Not submitted11. Layout plan showing the details of approval needs to be submitted. Status: Not submitted

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| | <p>12. Demarcation plan needs to be submitted.
Status: Not submitted</p> <p>13. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.
Status: Not submitted</p> <p>14. Approved zoning plan needs to be submitted.
Status: Not submitted</p> <p>15. PERT chart of the proposed project needs to be submitted.
Status: Not submitted</p> <p>16. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted.
Status: Not submitted</p> <p>17. Draft brochure and advertisement document need to be submitted.
Status: Not submitted</p> <p>18. Bank undertaking needs to be provided.
Status: Not submitted</p> <p>19. TAN of the promoter needs to be provided.
Status: Not submitted</p> <p>20. Undertaking regarding no loan on project land needs to be provided.
Status: Not submitted</p> <p>21. Copy of board resolution for operation of bank account needs to be provided.
Status: Not submitted</p> <p>22. KYC of authorised person to operate bank account needs to be provided.
Status: Not submitted</p> <p>23. Affidavit of promoter regarding arrangement with the bank of master account needs to be provided.
Status: Not submitted</p> <p>24. Project report along with brochure of current project and project photos needs to be revised.
Status: Not submitted</p> <p>25. Copy of paid challan of EDC, IDC and license fee needs to be provided.
Status: Not submitted</p> <p>26. Annual balance sheet for last three years of promoter needs to be provided.
Status: Not submitted</p> <p>27. Cost of land according to the area applied for registration needs to be clarified.
Status: Not clarified</p> <p>28. Cash flow statement needs to be provided.
Status: Not submitted</p> |
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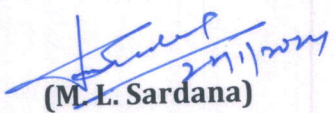
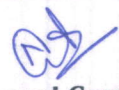
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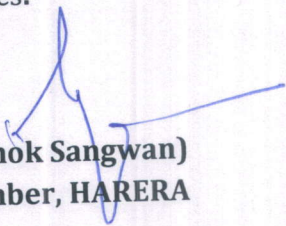
	<p>29. Quarterly statement of expenditure needs to be provided. Status: Not submitted</p> <p>30. Details of project consultants need to be provided along with KYC. Status: Not submitted</p> <p>31. CA certificate regarding net worth of the promoter needs to be provided. Status: Not submitted</p> <p>32. REP II needs to be revised. Status: Not submitted</p>
Remarks	Notice not dispatched yet.
 (M. L. Sardana) Accountant	 (Ar. Neeraj Gautam) Associate Architectural Executive


Day and Date of hearing	Monday and 22.01.2024
Proceeding recorded by	Sh. Ram Niwas

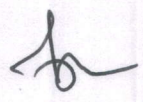
PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam (Associate Architectural Executive) Sh. M. L. Sardana, Accountant briefed about the facts of the case.
The application submitted by the promoter has been scrutinized by the concerned official, but the deficiency notice has not been dispatched till date. Therefore, in view of the same the matter is adjourned, and the concerned official is directed to dispatch the notice. The next date of hearing will be conveyed after submission of reply of deficiencies.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA

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