



**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 Spiti Homes  
Promoter Spiti Township LLP

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

SNo.	Particulars	Details	
1.	Name of the project	Spiti Homes	
2.	Name of the promotor	Spiti Township LLP	
3.	Nature of the project	Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 99A, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Spiti Township Limited, Umaraman Infrastructure Pvt. Ltd. & Chloris Real Estate Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1541-2024	
10.	License no.	123 of 2023 dated 07.06.2023	Valid up to 06.06.2028
11.	Total licensed area	12.1403 Acres	Area to be registered 12.1403 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	28.07.2028	
13.	QPR compliance	N/A	
14.	4(2)(I)(D) compliance	N/A	
15.	Compliance of conditions of RC	N/A	
16.	4(2)(I)(c) compliance	N/A	
17.	Details of proceedings pending against the project	N/A	

**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





18.	Status of change of bank a/c	N/A		
19.	<b>Statutory approvals either applied for or obtained prior to registration</b>			
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>	<b>Validity up to</b>
	i)	License Approval	07.06.2023	06.06.2028
	ii)	Zoning Plan Approval	19.02.2024	
	iii)	Layout plan Approval (Revised)	09.02.2024	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	04.08.2023	
	viii)	Electricity load availability connection	19.07.2023	
20.	<b>Fee details</b>			
	Registration fee	(47,164.732 x 10) + (1965.197 x 20) =Rs. 5,10,951/-		
	Late fee	Nil		
	Processing fee	49129.929 x 10 =Rs. 491299/-		
	Total fee	Rs. 10,02,250/-		
21.	DD amount	Rs. 10,12,000/-		
	DD no. and date	282828 dated 29.12.2023		
	Name of the bank issuing	Indian Bank		
	Deficient amount	NIL		
22.	File Status	Date		
	Project received on	23.02.2024		
	Notice dispatched on	01.03.2024		
	1 <sup>st</sup> Hearing	04.03.2024		
23.	Case history-			

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<p>The promoter i.e., M/s Spiti Township LLP has applied on dated 23.02.2024 for registration of their affordable plotted colony under DDJAY namely "Spiti Homes" located at Sector 99A, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application relates to the license no. 123 of 2023 dated 07.06.2023 issued by the DTCP in favor M/s Spiti Township LLP to set up an affordable plotted colony under DDJAY over an area measuring 12.1403 acres in sector- 99A, Gurugram.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which have been mentioned in the scrutiny sheet.</p>	
<p><b>24. Present compliance status as on 04.03.2024 of deficient documents as observed in the scrutiny</b></p>	<ol style="list-style-type: none"><li>1. Corrections in REP-I (Part A-H) need to be done. Requisite documents need to be provided in PDF format.</li><li>2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted.</li><li>3. 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.</li><li>4. Mutation, jamabandi and Aks Shijra duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted.</li><li>5. Land title search report needs to be submitted.</li><li>6. Layout plan, demarcation plan and zoning plan need to be resubmitted on laminated A1 sheets.</li><li>7. Affidavit from the director regarding no sale in the project needs to be submitted.</li><li>8. Undertaking with regard to non- applicability of natural conservation zone, tree cutting permission, forest land diversion and power line shifting need to be notarized and re-submitted.</li><li>9. Draft application form, allotment letter, conveyance deed, BBA &amp; Payment Receipt need to be revised.</li><li>10. Draft brochure needs to be revised.</li><li>11. Draft advertisement needs to be submitted.</li><li>12. TAN &amp; GST certificate of the promoter needs to be submitted.</li><li>13. Non-Encumbrance certificate of latest date needs to be submitted as it was dated 12-10-2022.</li><li>14. CA certificate for Net worth of promoter needs to be provided.</li><li>15. Bank undertaking needs to be revised as employee code in not mentioned.</li></ol>

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	16. DPI needs to be revised for Construction component amount as Balance Amount is mismatching with incurred amount. 17. Challan copy of paid IDC, EDC needs to be provided.
<b>Remarks</b>	No Reply has been submitted till the date of hearing.
<i>On leave</i> <b>(Ashish Dubey)</b> Chartered Accountant	<i>Deepika</i> <b>(Deepika)</b> Planning Executive

<b>Day and Date of hearing</b>	Monday and 04.03.2024
<b>Proceeding recorded by</b>	Sh. Ram Niwas

### PROCEEDINGS OF THE DAY

Ms. Deepika (Planning Executive) briefed about the facts of the case.

Sh. Laxmikan Saini (CA) is present on the behalf of the promoter.

The AR has submitted the reply along with deficit documents today only which be examined by the office. The matter to come up on 11.03.2024.

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

*Ashok Sangwan*  
**(Ashok Sangwan)**  
Member, HARERA

*v.1-3*  
**(Vijay Kumar Goyal)**  
Member, HARERA

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

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