



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	
18.	Status of change of bank a/c	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
		Date of approval	



	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.	Fee details			
	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 st Hearing		04.03.2024	
	1 st Reply submitted on		04.03.2024	
	2 nd Hearing		11.03.2024	
23.	Case history-			
	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.			

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



	<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>On 04.03.2024, Sh. Laxmikant 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.</p>
<p>24.</p>	<p>Present compliance status as on 11.03.2024 of deficient documents as observed in the scrutiny</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 Submitted2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. Status: Submitted, but needs to be revised.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. Status: Submitted4. 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. Status: Submitted5. Land title search report needs to be submitted. Status: Submitted6. Layout plan, demarcation plan and zoning plan need to be resubmitted on laminated A1 sheets. Status: Submitted7. Affidavit from the director regarding no sale in the project needs to be submitted. Status: Submitted8. 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. Status: Submitted9. Draft application form, allotment letter, conveyance deed, BBA & Payment Receipt need to be revised. Status: Submitted10. Draft brochure needs to be revised. Status: Submitted11. Draft advertisement needs to be submitted. Status: Submitted12. TAN & GST certificate of the promoter needs to be submitted. Status: Submitted13. Non-Encumbrance certificate of latest date needs to be submitted as it was dated 12-10-2022. Status: Submitted

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	<p>14. CA certificate for Net worth of promoter needs to be provided. Status: Submitted</p> <p>15. Bank undertaking needs to be revised as employee code in not mentioned. Status: Submitted</p> <p>16. DPI needs to be revised for Construction component amount as Balance Amount is mismatching with incurred amount. Status: Submitted</p> <p>17. Challan copy of paid IDC, EDC needs to be provided. Status: Submitted</p>
Remarks	<p>1. Corrections in REP-1 (Part A-H) need to be done. Requisite documents need to be provided in PDF format.</p> <p>2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted.</p>
<p>Recommendation: The application submitted by the promoter u/s 4 of the Act of 2016 along with the requisite documents and approvals are found to be in order except the corrections in online DPI and correction in online (A-H) form. The Authority may consider for the grant of registration.</p>	
<p><i>On leave</i> (Ashish Dubey) Chartered Accountant</p>	<p><i>Deepika</i> (Deepika) Planning Executive</p>

Day and Date of hearing	Monday and 11.03.2024
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Ms. Deepika (Planning Executive) briefed about the facts of the project and stated that all the requisite approvals have been obtained.

Sh. Manish Bakshi (Director) is present on behalf of the promoter.

Approved as proposed subject to corrections in online A-H form and online DPI.

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

(Ashok Sangwan)
(Ashok Sangwan)
Member, HARERA

V.1 - S
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
(Arun Kumar)
Chairman, HARERA

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