

**PROJECT HEARING BRIEF FOR REGISTRATION U/S 4**

S.No	Particulars	Details	
1.	Name of the project	Spiti Greenwood Estate	
2.	Name of the promotor	Spiti Township LLP	
3.	Nature of the project	Residential Plotted Colony under NILP Policy	
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 LLP Umaraman Infrastructure Pvt. Ltd. Chloris Real Estate Ltd.	
7.	Name of the Collaborator	Spiti Township LLP	
8.	Whether registration applied for whole	Whole	
9.	Status of project	New	
10.	Online Application ID	RERA-GRG-1569-2024	
11.	Project completion date as declared u/s 4(2)(l)(c)	23.08.2028.	
12.	QPR compliance	N/A	
13.	4(2)(l)(D) compliance	N/A	
14.	Compliance of conditions of RC	N/A	
15.	4(2)(l)(c) compliance	N/A	
16.	Details of proceedings pending against the project	N/A	
17.	Status of change of bank a/c	N/A	
18.	License no.	171 of 2023 dated 24.08.2023	Valid up to 23.08.2028
19.	Total licensed area	10.0563 Acres	<b>Area to be registered</b> 10.0563 Acres
20.	<b>Fee Details</b>		
	<b>Registration Fee</b>	Residential	



Promoter Name : Spiti Township LLP  
 Project Name : Spiti Greenwood Estate

		49242.36 x 1.25 x 10 =Rs. 6,15,530/- Commercial 1627.85 x 1.25 x 20 =Rs. 40,696/- Total = Rs. 6,56,226/-		
	<b>Processing Fee</b>	N/A		
	<b>Late Fee</b>	50870.21 x 10 =Rs. 5,08,702/-		
	Rs. 5,06,916/-	Rs. 11,64,928/-		
	<b>DD amount</b>	Rs. 11,78,000/-		
	<b>DD no. and date</b>	282827 dated 29.12.2023		
	<b>Name of the bank issuing</b>	Indian Bank, Sec 17, Gurugram		
	<b>Deficient amount</b>	NIL		
<b>21.</b>	<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	171 of 2023 dated 24.08.2023	23.08.2028
	ii)	Zoning Plan Approval	DGTCP 10070 dated 19.02.2024	
	iii)	Layout Plan Approval	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	LC-4966/PA(VA)/2023/39140	
	viii)	Electricity load availability connection	Ch. 03/PC-GC-525/City dated 14.09.23	
<b>22.</b>	<b>File Status</b>	<b>Date</b>		
	Project received on	23.02.2024		
	First notice sent on	01.03.2024		
	First hearing on	04.03.2024		
	First documents submitted on	04.03.2024		
<b>23.</b>	<b>Case History:</b>			



	<p>An application regarding registration of Residential Plotted Colony under NILP Policy namely "Spiti Greenwood Estate" situated at Sector-99A, Gurugram, Haryana being developed by Spiti Township LLP was submitted on 23.02.2024 under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application for registration falls under license no. 171 of 2023 dated 24.08.2023 valid up to 23.08.2028 for area admeasuring 10.0563 acres being issued in favour Spiti Township LLP, Umaraman Infrastructure Pvt. Ltd. Chloris Real Estate Ltd.</p> <p>On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/724 dated 01.03.2024. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 04.03.2024.</p> <p><b>Proceedings dated 04.03.2024.</b></p> <p>Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Laxmikant Saini (CA) is present on the behalf of the promoter.</p> <p>The AR has submitted the reply along with deficit documents today only which be examined by the office.</p> <p>The matter to come up on 11.03.2024.</p>	
<p><b>24.</b></p>	<p><b>Present compliance status as on 11.03.2024 of deficient documents as observed in the last hearing dated 04.03.2024</b></p>	<ol style="list-style-type: none"> <li>1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded mentioned above need to be submitted in PDF format of size less than 5 mb each. Status - Not Submitted.</li> <li>2. Corrections in online detailed project information need to be done. Status - Submitted but needs to be revised.</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. Status - Submitted.</li> <li>4. Approved electrical load availability connection along with area mentioned needs to be submitted. Status - Submitted.</li> <li>5. 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 - Submitted.</li> <li>6. Non-encumbrance certificate not below the rank of tehsildar &amp; certified on the latest date needs to be submitted.</li> </ol>



		<p>Status - Submitted.</p> <p>7. Affidavit from director regarding no sale in the project needs to be submitted. Status - Submitted.\</p> <p>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. Status - Submitted</p> <p>9. Land title search report needs to be submitted. Status - Submitted.</p> <p>10. Approved service plans needs to be submitted. Status - Submitted.</p> <p>11. Draft builder buyer agreement needs to be revised. Status - Submitted.</p> <p>12. Draft application form, allotment letter and conveyance deed need to be revised. Status - Submitted.</p> <p>13. Draft brochure and advertisement document needs to be submitted. Status - Submitted.</p> <p>14. PAN, TAN &amp; GST certificate of the promoter needs to be submitted. Status - Submitted.</p> <p>15. Challan copy of paid IDC, EDC needs to be provided. Status - Submitted.</p> <p>16. CA certificate for Net worth of promoter needs to be provided. Status - Submitted.</p> <p>17. Bank undertaking needs to be updated employee code not mentioned. Status - Submitted.</p> <p>18. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be provided. Status - Submitted.</p>
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Promoter Name : Spiti Township LLP  
Project Name : Spiti Greenwood Estate

		19. DPI needs to be revised for Construction component amount as Balance Amount is not equal to total amount less Incurred Amount. Status - Submitted.
25.	Remarks	1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded mentioned above need to be submitted in PDF format of size less than 5 mb each. 2. Corrections in online detailed project information need to be done.

**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.

(On lead)  
**Ashish Dubey**  
Chartered Accountant

*Shashank*  
**Shashank Sharma**  
Associate Engineer Executive

Day and Date of hearing : Monday and 11.03.2024

Proceeding recorded by : Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated 11.03.2024.  
Sh. Shashank Sharma, Associate Engineer 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 form A to H and DPI.

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

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

*V. K. Goyal*  
**(Vijay Kumar Goyal)**  
Member, HARERA

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

