

Project Spiti Palm Estate  
 Promoter Spiti Projects LLP

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

SNo.	Particulars	Details	
1.	Name of the project	Spiti Palm Estate	
2.	Name of the promotor	Spiti Projects LLP	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 03, Farukhnagar, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Smridhi Realty and Trade LLP, Tula Realtors Pvt. Ltd. And Taj Real Estate Pvt. Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1520-2023	
10.	License no.	154 of 2023 dated 25.07.2023	Valid up to 24.07.2028
11.	Total licensed area	16.55625 Acres	Area to be registered 16.55625 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	27.07.2028	
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.	<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	25.07.2023	24.07.2028
	ii)	Zoning Plan Approval	10.10.2023	
	iii)	Layout plan Approval	26.07.2023	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	15.11.2023	
	viii)	Electricity load availability connection	Not approved	
20.	<b>Fee details</b>			
	Registration fee	$(64320.68 \times 5) + (2680.03 \times 10)$ =Rs. 3,48,404/-		
	Late fee	Nil		
	Processing fee	$67000.71 \times 10$ =Rs. 6,70,007/-		
	Total fee	Rs. 10,18,411/-		
21.	DD amount	Rs. 13,93,612/-		
	DD no. and date	295609 dated 12.12.2023		
	Name of the bank issuing	Kotak Mahindra Bank		
	Deficient amount	NIL		
22.	File Status	Date		
	Project received on	02.02.2024		
	1 <sup>st</sup> Hearing	26.02.2024		
	Notice dispatched on	27.02.2024		
	1 <sup>st</sup> Reply submitted	29.02.2024		

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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  
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2 <sup>nd</sup> Hearing	04.03.2024
<p>23. Case history-</p> <p>The promoter i.e., M/s Spiti Projects LLP has applied on dated 02.02.2024 for registration of their affordable plotted colony under DDJAY namely "Spiti Palm Estate" located at Sector 03, Farrukhnagar, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application relates to the license no. 154 of 2023 issued by the DTCP in favor M/s Spiti Projects LLP to set up an affordable plotted colony under DDJAY over an area measuring 16.55625 acres in sector- 03, Farrukhnagar, 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>On 26.02.2024</b>, Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case. Sh. Laxmi Kant Saini (Chartered Accountant) is present on the behalf of the promoter. The office has scrutinized the application for registration of the project and the deficiency notice is yet to be dispatched. The concerned official to dispatch the notice today itself. The matter to come up on 11.03.2024.</p> <p>On 27.02.2024, the notice for deficiency was issued to the promoter in which the next date of hearing was fixed for 11.03.2024. The promoter has submitted the reply dated 29.02.2024 which was scrutinized and some of the deficiencies are still pending. As per the directions of the Authority the matter is preponed to 04.03.2024.</p>	
<p>24. <b>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. <b>Status: Submitted, but correction needs to be done.</b></li><li>2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. <b>Status: Submitted, but correction needs to be done.</b></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. <b>Status: Submitted</b></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. <b>Status: Submitted</b></li><li>5. Land title search report needs to be submitted. <b>Status: Submitted</b></li></ol>

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	<ol style="list-style-type: none"><li>6. Approved electrical load availability connection needs to be submitted. <b>Status: Submitted.</b></li><li>7. Layout plan, demarcation plan and zoning plan need to be resubmitted on laminated A1 sheets. <b>Status: Submitted</b></li><li>8. PERT chart of the project needs to be submitted. <b>Status: Submitted</b></li><li>9. 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. <b>Status: Submitted</b></li><li>10. Draft builder buyer agreement needs to be revised. <b>Status: Submitted</b></li><li>11. Draft application form, allotment letter and conveyance deed need to be submitted. <b>Status: Submitted</b></li><li>12. Draft brochure and advertisement document needs to be submitted. <b>Status: Submitted</b></li><li>13. TAN &amp; GST certificate of the promoter needs to be submitted. <b>Status: Submitted, but GST not registered.</b></li><li>14. KYC of consultants need to be submitted. <b>Status: Submitted</b></li><li>15. Cost of the land needs to be clarified according to the area applied for the registration. <b>Status: Not Submitted, it is clarified that the entire license land measuring 16.55 acres of license no. 154 of 2023 is owned by licensee of project as per agreement, the land owner shall be entitled to 50% of the share of the FAR/ developed plot in proportion to the land owned by the land owner as developer does not pay or incur any cost towards land hence the land cost is considered as 0 in the DPI.</b></li><li>16. Non-Encumbrance certificate of latest date needs to be submitted. <b>Status: Not submitted</b></li><li>17. Financial resources need to be updated/clarified. <b>Status: Submitted</b></li><li>18. Cost of the project in REP-I needs to be revised. <b>Status: Not submitted</b></li><li>19. Cost of the project needs to be clarified/updated. <b>Status: Not submitted</b></li></ol>
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	<p>20. Independent audit report for latest financial years needs to be submitted. <b>Status: Submitted</b></p> <p>21. Project report needs to be revised. (Cost needs to be updated) <b>Status: Not submitted</b></p> <p>22. Bank undertaking needs to be updated. <b>Status: Submitted, but needs to be revised as employ code is not mentioned</b></p> <p>23. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be revised. <b>Status: Not submitted</b></p> <p>24. Challan copy of paid IDC, EDC needs to be provided. <b>Status: Submitted, but amount is not matched, as per DPI 241.28 lakhs and as per challan 197.245 lakhs.</b></p> <p>25. CA certificate for Net worth of promoter needs to be provided. <b>Status: Submitted</b></p> <p>26. Statement needs to be updated for quarterly expenditure/Net cash flow statement/Quarterly source of funds. <b>Status: Submitted</b></p> <p>27. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules. <b>Status: Submitted</b></p>
<b>Remarks</b>	<p>1. Corrections in REP-I (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>3. TAN &amp; GST certificate of the promoter needs to be submitted.</p> <p>4. Cost of the land needs to be clarified according to the area applied for the registration.</p> <p>5. Non-Encumbrance certificate of latest date needs to be submitted.</p> <p>6. Cost of the project in REP-I needs to be revised.</p> <p>7. Cost of the project needs to be clarified/updated.</p> <p>8. Project report needs to be revised. (Cost needs to be updated)</p> <p>9. Bank undertaking needs to be updated.</p>

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	<p>10. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be revised.</p> <p>11. Challan copy of paid IDC, EDC needs to be provided.</p>
<p><b>Recommendation:</b> 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 documents mentioned above. The Authority may consider for the grant of registration subject to the submission of the above-mentioned documents.</p>	
<p><i>On leave</i> (Ashish Dubey) Chartered Accountant</p>	<p><i>Deepika</i> (Deepika) Planning Executive</p>

<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. Laxmikant Saini (CA) and Sh. Manish (AR) are present on the behalf of the promoter.

The applicant promoter has submitted the requisite deficit documents including NEC, ID of the concerned Bank Employee and will be submitting today the acceptance of the collaborator land owners on the plan showing the sharing of plots between the promoter and land owners along with their board resolution. They are further directed to file the amended project report and revised DPI after including the land cost in the same.

Approved as proposed.

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

*Ashok Sangwan*  
(Ashok Sangwan)  
Member, HARERA

*Vijay Kumar Goyal*  
(Vijay Kumar Goyal)  
Member, HARERA

*Arun Kumar*  
(Arun Kumar)  
Chairman, HARERA