



**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 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.	Statutory approvals either applied for or obtained prior to registration			

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



S.No	Particulars	Date of approval	Validity up to
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.	Fee details		
	Registration fee	(64320.68 x 5) + (2680.03 x 10) =Rs. 3,48,404/-	
	Late fee	Nil	
	Processing fee	67000.71 x 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	
	Notice dispatched on	-	
23.	Case history-		
	<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. This application relates to the license no. 154 of 2023 issued by the DTCP in favor M/s Piti Projects LLP to set up an affordable plotted colony under DDJAY over an area measuring 16.55625 acres in sector- 03, Farrukhnagar, Gurugram.</p>		

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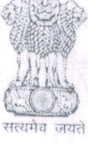


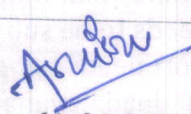

	On scrutiny of the application, it was found that there were deficiencies in the application which have been mentioned in the scrutiny sheet.	
24.	<b>Present compliance status as on 06.11.2023 of deficient documents as observed in the scrutiny</b>	<ol style="list-style-type: none"><li>1. Corrections 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. Approved electrical load availability connection needs to be submitted.</li><li>7. Layout plan, demarcation plan and zoning plan need to be resubmitted on laminated A1 sheets.</li><li>8. PERT chart of the project needs to be submitted.</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.</li><li>10. Draft builder buyer agreement needs to be revised.</li><li>11. Daft application form, allotment letter and conveyance deed need to be submitted.</li><li>12. Draft brochure and advertisement document needs to be submitted.</li><li>13. TAN &amp; GST certificate of the promoter needs to be submitted.</li><li>14. KYC of consultants need to be submitted.</li><li>15. Cost of the land needs to be clarified according to the area applied for the registration.</li><li>16. Non-Encumbrance certificate of latest date needs to be submitted.</li><li>17. Financial resources need to be updated/clarified.</li><li>18. Cost of the project in REP-I needs to be revised.</li><li>19. Cost of the project needs to be clarified/updated.</li><li>20. Independent audit report for latest financial years needs to be submitted.</li><li>21. Project report needs to be revised. (Cost needs to be updated)</li><li>22. Bank undertaking needs to be updated (Bank Account name should be in the name of Project).</li></ol>

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	<p>23. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(1)(D) needs to be revised.</p> <p>24. Challan copy of paid IDC, EDC needs to be provided.</p> <p>25. CA certificate for Net worth of promoter needs to be provided.</p> <p>26. Statement needs to be updated for quarterly expenditure/Net cash flow statement/Quarterly source of funds.</p> <p>27. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules.</p> <p>28. CA certificate for cost incurred and to be incurred needs to be updated as land cost not mentioned.</p>
Remarks	Notice not dispatched yet.
 (Ashish Dubey) Chartered Accountant	 (Ar. Neeraj Gautam) Associate Architectural Executive

Day and Date of hearing	Monday and 26.02.2024
Proceeding recorded by	Sh. Ram Niwas

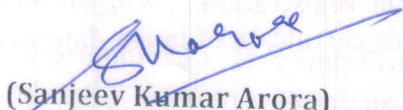
### PROCEEDINGS OF THE DAY

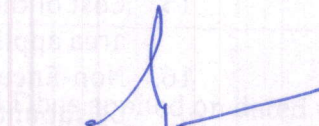
Ar. Neeraj Gautam (Associate Architectural Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case.


Sh. Laxmi Kant Saini (Chartered Accountant) is present on behalf of the promoter.

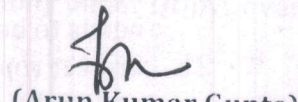
The office has scrutinized the application for registration of the project and the deficiency notice is yet to be dispatched. The concerned official to dispatch the notice today itself.

The matter to come up on 11.03.2024.

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

  
(Arun Kumar Gupta)  
Member, HARERA