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New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम, हरियाणा

 Project  
 Promoter

 Seema Sadan  
 M/s Archtech Landholdings Pvt. Ltd.

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

SNo.	Particulars	Details	
1.	Name of the project	Seema Sadan	
2.	Name of the promotor	M/s Archtech Landholdings Pvt. Ltd. (Collaborator)	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 01, Farrukhnagar, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Vachaspati Sharma, Ashok Kumar and Archtech Landholdings Pvt. Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1522-2023	
10.	License no.	240 of 2023 dated 09.11.2023	Valid up to 08.11.2028
11.	Total licensed area	7.30625 Acres	Area to be registered 7.30625 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	30.10.2028	
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	Date of approval
	i)	License Approval	09.11.2023
			Validity up to 08.11.2028

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 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



# HARERA GURUGRAM

Project Seema Sadan  
Promoter M/s Archtech Landholdngs Pvt. Ltd.

	ii)	Zoning Plan Approval	09.02.2024
	iii)	Layout plan Approval	10.11.2023
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	07.02.2024
	viii)	Electricity load availability connection	01.03.2024
20.	<b>Fee details</b>		
	Registration fee	(28393.509 x 05) + (1173.789 x 10) =Rs. 1,53,706/-	
	Late fee	Nil	
	Processing fee	29567.298 x 10 =Rs. 2,95,673/-	
	Total fee	Rs. 4,49,379/-	
21.	<b>RTGS amount</b>		
	RTGS no. and date	RRR0022462462100 dated 03.01.2024	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	Nil	
22.	<b>File Status</b>		
	Project received on	03.01.2024	
	First hearing on	22.01.2024	
	Notice dispatched on	23.01.2024	
	First reply submitted on	05.02.2024	
	Second reply submitted on	12.02.2024	
	Third reply submitted on	29.02.2024	
	Second hearing on	26.02.2024	
	Third hearing on	04.03.2024	
	Forth hearing on	11.03.2024	
	Fifth hearing on	18.03.2024	

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23.

## Case history-

The promoter i.e., Archtech Landholdings Pvt. Ltd. has applied on dated 03.01.2024 for registration of their affordable plotted colony under DDJAY namely "Seema Sadan" located at Sector 01, Farrukhnagar, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.

This application relates to the license no. 240 of 2023 dated 09.11.2023 issued by the DTCP in favour of Vachaspati Sharma, Ashok Kumar and Archtech Landholdings Pvt. Ltd. in collaboration Archtech Landholdings Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 7.30625 acres in sector- 01, Farrukhnagar, Gurugram.

On scrutiny of the application, it was found that there were deficiencies in the application which need to be conveyed to the promoter through deficiency notice and an opportunity of hearing was provided on 22.01.2024.

### Proceedings dated 22.01.2024

Ar. Neeraj Gautam (Associate Architectural Executive) Sh. M. L. Sardana, Accountant briefed about the facts of the case.

The application submitted by the promoter has been scrutinized by the concerned official, but the deficiency notice has not been dispatched till date. Therefore, in view of the same the matter is adjourned, and the concerned official is directed to dispatch the notice. The next date of hearing will be conveyed after submission of reply of deficiencies.

The promoter has submitted various replies on 05.02.2024 and 12.02.2024 against the deficiency notice dated 23.01.2024 which have been scrutinized and the status of deficiencies has been updated accordingly.

**On 26.02.2024**, Ar. Neeraj Gautam (Associate Architectural Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case. Sh. Kunal Basist (Architect) is present on behalf of the promoter. The AR seeks one week time to comply with the deficiencies. The matter to come up on 04.03.2024.

**On 04.03.2024**, Ms. Deepika (Planning Executive) briefed about the facts of the case. Sh. Kunal Basist (Architect) is present on behalf of the promoter. The AR of the promoter is yet to submit assurance/NOCs pertaining to supply of water and disposal. The AR seeks one week time for their submission. The matter to come up on 11.03.2024.

**On 11.03.2024**, Ms. Deepika (Planning Executive) briefed about the facts of the case. Sh. Harsh Yadav (AR) and Kunal Basist (consulting Architect) are present on behalf of the promoter. The AR of the promoter states that the deficiency raised by the Authority vide notice dated 23.01.2024 to submit assurance/NOCs pertaining to supply of water, sewage disposal and storm water drainage yet to be submitted. Further, it is submitted by the promoter that the licensed area doesn't falls under the jurisdiction of GMDA & HSVP and the licensed area falls in the jurisdiction of Farakhnagar. The Authority decides to seek clarification regarding the status of the provision of water supply, sewerage disposal and storm water drainage in the above colony and sector area, to facilitate effective

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	adjudication of the application for registration. The concerned PE is directed to dispatch the letter to the concerned department. The matter to come up on 18.03.2024.	
24.	<b>Present compliance status as on 18.03.2024 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. <b>Status: Not provided</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: Not submitted</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. Copy of information to revenue department regarding entry of license and collaboration agreement in the revenue record needs to be submitted. <b>Status: Submitted</b></li><li>5. Land title search report needs to be submitted. <b>Status: Submitted</b></li><li>6. A legible copy of the non- encumbrance certificate needs to be submitted. <b>Status: Submitted</b></li><li>7. Approved service plans and estimates need to be submitted. <b>Status: Submitted</b></li><li>8. Approved electrical load availability connection needs to be submitted. <b>Status: Submitted</b></li><li>9. An affidavit regarding non- applicability of power line shifting NOC is submitted by the promoter. However, the same is in contradiction with the license and the approved layout plan of the project. The same needs to be clarified. <b>Status: Powerline not shown in approved demarcation- cum- zoning plan.</b></li><li>10. NOCs for construction water, drinking water supply, storm water drainage and sewerage connection from concerned departments need to be submitted. <b>Status: Promoter undertakes to provide the above services on own arrangement as per condition 2 (ix) of license no. 240 of 2023</b></li><li>11. Layout plan showing the details of approval needs to be submitted. <b>Status: Submitted</b></li><li>12. Demarcation plan needs to be submitted. <b>Status: Submitted</b></li><li>13. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. <b>Status: Submitted</b></li><li>14. Approved zoning plan needs to be submitted.</li></ol>

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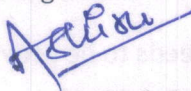
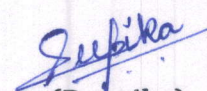
		<p><b>Status: Submitted</b></p> <p>15. PERT chart of the proposed project needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>16. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted.</p> <p><b>Status: Submitted</b></p> <p>17. Draft brochure and advertisement document need to be submitted.</p> <p><b>Status: Draft advertisement submitted but Draft brochure needs to be submitted.</b></p> <p>18. Bank undertaking needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>19. TAN of the promoter needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>20. Undertaking regarding no loan on project land needs to be provided.</p> <p><b>Status: Submitted (CA certificate required)</b></p> <p>21. Copy of board resolution for operation of bank account needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>22. KYC of authorized person to operate bank account needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>23. Affidavit of promoter regarding arrangement with the bank of master account needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>24. Project report along with brochure of current project and project photos needs to be revised.</p> <p><b>Status: Submitted</b></p> <p>25. Copy of paid challan of EDC, IDC and license fee needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>26. Annual balance sheet for last three years of promoter needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>27. Cost of land according to the area applied for registration needs to be clarified.</p> <p><b>Status: Submitted</b></p> <p>28. Cash flow statement needs to be provided.</p> <p><b>Status: Submitted but needs to be revised</b></p> <p>29. Quarterly statement of expenditure needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>30. Details of project consultants need to be provided along with KYC.</p> <p><b>Status: Submitted</b></p> <p>31. CA certificate regarding net worth of the promoter needs to be provided.</p>
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	<b>Status: Submitted</b> 32. REP II needs to be revised.
<b>Remarks</b>	<b>Status: Submitted</b> 1. Corrections in REP-I (Part A-H) need to be done. Requisite documents need to be provided in PDF format. 2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. 3. Draft brochure needs to be submitted. 4. Cash flow statement needs to be provided.
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, form (A-H) and submission of the above-mentioned deficit documents. The Authority may consider for the grant of registration.	
 <b>(Ashish Dubey)</b> <b>Chartered Accountant</b>	 <b>(Deepika)</b> <b>Planning Executive</b>

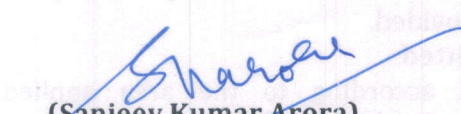
<b>Day and Date of hearing</b>	Monday and 18.03.2024
<b>Proceeding recorded by</b>	Sh. Ram Niwas

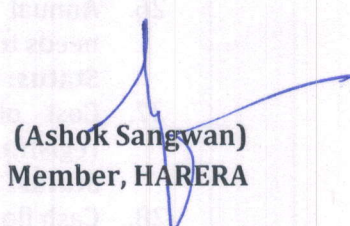
### PROCEEDINGS OF THE DAY

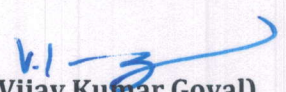
Ms. Deepika (Planning Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case.


Sh. Harsh Yadv (AR) and Sh. Kunal Basist (Architect) are present on the behalf of the promoter.

Approved as proposed subject to corrections in form A to H and other financial details in the DPI. Further a letter from XEN, HSVP has been submitted stating that water connection, sewage disposal, and storm water drainage and master roads will be provided after its provisioning is made by the concerned department and till then the promoter shall make necessary arrangements as per conditions of the license granted by DTCP.

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

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

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

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