



**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  
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<br>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 |                                                                    |                                        |

**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





# HARERA GURUGRAM

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

| S.No  | Particulars                              | Date of approval                                      | Validity up to |
|-------|------------------------------------------|-------------------------------------------------------|----------------|
| i)    | License Approval                         | 09.11.2023                                            | 08.11.2028     |
| 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 | Not submitted                                         |                |
| 20.   | Fee details                              |                                                       |                |
|       | Registration fee                         | (28393.509 x 05) + (1173.789 x 10)<br>=Rs. 1,53,706/- |                |
|       | Late fee                                 | Nil                                                   |                |
|       | Processing fee                           | 29567.298 x 10<br>=Rs. 2,95,673/-                     |                |
|       | Total fee                                | Rs. 4,49,379/-                                        |                |
| 21.   | RTGS amount                              | Rs. 4,74,000/-                                        |                |
|       | RTGS no. and date                        | RRR0022462462100 dated 03.01.2024                     |                |
|       | Name of the bank issuing                 | ICICI Bank                                            |                |
|       | Deficient amount                         | Nil                                                   |                |
| 22.   | File Status                              | Date                                                  |                |
|       | 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                                            |                |

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





|                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 23.                                                                                                         | <p><b>Case history-</b></p> <p>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.</p> <p>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.</p> <p><u>Proceedings dated 22.01.2024</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) Sh. M. L. Sardana, Accountant briefed about the facts of the case.</p> <p>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.</p> <p>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.</p> <p><b>On 26.02.2024</b>, 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.</p> |                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 24.                                                                                                         | <table border="1"><tr><td data-bbox="231 1429 678 1966"><p><b>Present compliance status as on 04.03.2024 of deficient documents as observed in the scrutiny</b></p></td><td data-bbox="726 1429 1524 1966"><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.<br/><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.<br/><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.<br/><b>Status: Submitted</b></li><li>4. Copy of information to revenue department regarding entry of license and collaboration</li></ol></td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p><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.<br/><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.<br/><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.<br/><b>Status: Submitted</b></li><li>4. Copy of information to revenue department regarding entry of license and collaboration</li></ol> |
| <p><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.<br/><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.<br/><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.<br/><b>Status: Submitted</b></li><li>4. Copy of information to revenue department regarding entry of license and collaboration</li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

**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>agreement in the revenue record needs to be submitted.<br/><b>Status: Submitted</b></p> <p>5. Land title search report needs to be submitted.<br/><b>Status: Submitted</b></p> <p>6. A legible copy of the non- encumbrance certificate needs to be submitted.<br/><b>Status: Submitted</b></p> <p>7. Approved service plans and estimates need to be submitted.<br/><b>Status: Submitted</b></p> <p>8. Approved electrical load availability connection needs to be submitted.<br/><b>Status: Applied, on 24.01.2024.</b></p> <p>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 th approved layout plan of the project. The same needs to be clarified.<br/><b>Status: Powerline not shown in approved demarcation- cum- zoning plan.</b></p> <p>10. NOCs for construction water, drinking water supply, storm water drainage and sewerage connection from concerned departments need to be submitted.<br/><b>Status: Promoter undertakes to provide the above services on own arrangement as per condition 2 (ix) of license no. 240 of 2023</b></p> <p>11. Layout plan showing the details of approval needs to be submitted.<br/><b>Status: Submitted</b></p> <p>12. Demarcation plan needs to be submitted.<br/><b>Status: Submitted</b></p> <p>13. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.<br/><b>Status: Submitted</b></p> <p>14. Approved zoning plan needs to be submitted.<br/><b>Status: Submitted</b></p> <p>15. PERT chart of the proposed project needs to be submitted.<br/><b>Status: Submitted</b></p> <p>16. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted.<br/><b>Status: Submitted</b></p> <p>17. Draft brochure and advertisement document need to be submitted.<br/><b>Status: Draft advertisement submitted but Draft brochure needs to be submitted.</b></p> |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**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, 2016की धारा 20के अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16





|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | <ol style="list-style-type: none"><li>18. Bank undertaking needs to be provided.<br/><b>Status: Submitted</b></li><li>19. TAN of the promoter needs to be provided.<br/><b>Status: Submitted</b></li><li>20. Undertaking regarding no loan on project land needs to be provided.<br/><b>Status: Submitted (CA certificate required)</b></li><li>21. Copy of board resolution for operation of bank account needs to be provided.<br/><b>Status: Submitted</b></li><li>22. KYC of authorized person to operate bank account needs to be provided.<br/><b>Status: Submitted</b></li><li>23. Affidavit of promoter regarding arrangement with the bank of master account needs to be provided.<br/><b>Status: Submitted</b></li><li>24. Project report along with brochure of current project and project photos needs to be revised.<br/><b>Status: Submitted</b></li><li>25. Copy of paid challan of EDC, IDC and license fee needs to be provided.<br/><b>Status: Submitted</b></li><li>26. Annual balance sheet for last three years of promoter needs to be provided.<br/><b>Status: Submitted</b></li><li>27. Cost of land according to the area applied for registration needs to be clarified.<br/><b>Status: Submitted</b></li><li>28. Cash flow statement needs to be provided.<br/><b>Status: Submitted but needs to be revised</b></li><li>29. Quarterly statement of expenditure needs to be provided.<br/><b>Status: Submitted</b></li><li>30. Details of project consultants need to be provided along with KYC.<br/><b>Status: Submitted</b></li><li>31. CA certificate regarding net worth of the promoter needs to be provided.<br/><b>Status: Submitted</b></li><li>32. REP II needs to be revised.<br/><b>Status: Submitted</b></li></ol> |
| <b>Remarks</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></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

**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





|  |                                                                    |                                                                                                                                                                                                                                  |
|--|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |                                                                    | <ol style="list-style-type: none"><li>3. Approved electrical load availability connection needs to be submitted.</li><li>4. Draft brochure needs to be submitted.</li><li>5. Cash flow statement needs to be provided.</li></ol> |
|  | <p><i>On leave</i><br/>(Ashish Dubey)<br/>Chartered Accountant</p> | <p><i>Deepika</i><br/>(Deepika)<br/>Planning Executive</p>                                                                                                                                                                       |

|                                                                                                                                                                                                                                                                                                                                                  |                                                                    |                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------|
| <b>Day and Date of hearing</b>                                                                                                                                                                                                                                                                                                                   | Monday and 04.03.2024                                              |                                                                            |
| <b>Proceeding recorded by</b>                                                                                                                                                                                                                                                                                                                    | Sh. Ram Niwas                                                      |                                                                            |
| <b>PROCEEDINGS OF THE DAY</b>                                                                                                                                                                                                                                                                                                                    |                                                                    |                                                                            |
| <p>Ms. Deepika (Planning Executive) briefed about the facts of the case.<br/>Sh. Kunal Basist (Architect) is present on behalf of the promoter.<br/>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.</p> |                                                                    |                                                                            |
| <p><i>Sanjeev</i><br/>(Sanjeev Kumar Arora)<br/>Member, HARERA</p>                                                                                                                                                                                                                                                                               | <p><i>Ashok Sangwan</i><br/>(Ashok Sangwan)<br/>Member, HARERA</p> | <p><i>Vijay Kumar Goyal</i><br/>(Vijay Kumar Goyal)<br/>Member, HARERA</p> |
|                                                                                                                                                                                                                                                                                                                                                  | <p><i>Arun Kumar</i><br/>(Arun Kumar)<br/>Chairman, HARERA</p>     |                                                                            |