

## HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - Spiti Heritage Homes RERA-GRG-1665-2024

			brief for registration	of Project u/s 4	
S.No	Particulars Details				
1.	Name of the project		Spiti Heritage Homes		
2.	Name of the promoter		M/s Tula Realtor Pvt. Ltd.		
3.	Nature of the project		Affordable Plotted Colony under DDJAY		
4.	Location of the project		Sector- 1, Pataudi, Gurugram		
5.	Legal capacity to act as a promoter		Collaborator		
6.	Name	of the license holder	Sh. Suraj Bhan S/o Sh. Dharampal and Others		
7.	Status of project		New		
8.	Whether registration What applied for whole		Whole		
	Phase no.		N/A		
9.	Online application ID		RERA-GRG-PROJ-1665-2024		
10.	Licens	se no.	32 of 2024 dated 2	8.02.2024.	Valid up to 27.02.2029
11.	Total	licensed area	19.175 acres	Area to be registered	19.175 acres
12.	Projected completion date		REP- II needs to be revised.		
13.	QPR Compliances (if applicable)		N/A		
14.	4(2)(l)(D) Compliances (if applicable)		N/A		
15.	4(2)(l)(C) Compliances (if applicable)		N/A		
16.	Status of change of bank account		N/A	salarq SET, 1385	TENER TORS AND AND THE
17.	Details of proceedings pending against the project		N/A		
18.	RC Conditions Compliances (if applicable)		N/A		
19.	Statutory approvals either applied for or obtained prior to registration				
	S.No	Particulars	Date of	approval	Validity upto
	i)	License Approval	32 of 2024 da	ted 28.02.2024.	27.02.2029
	ii)	Zoning Plan Approval		GTCP 10207 3.05.2024	violes emportation



	iii)	Layout plan	DDC NO T	RERA-GRG-1665-2024			
505.81		Approval	DRG. NO. DGTCP 10083 dated 20.08.2024	Stanti saa <b>uu</b> u saa			
	iv)	Environmental Clearance	N/A				
	v)	Airport height clearance	N/A	C1854-17-12-15-12-12-12-12-12-12-12-12-12-12-12-12-12-			
	vi)	Fire scheme approval	Andrew Spring and Comment	olong advisorated [1.1]			
20.	vii)	Service plan and estimate approval	LC-5266-JE(AK)/2024/13574 dated 03.	05.2024			
20.	ree D	Fee Details					
	Registration Fee		Resi – 74,494.47 * 5 * 1 = Rs 3,72,472/- Comm – 3103.936 * 10 = Rs 31,039/- <b>Total – 4,03,511</b> /-				
	Proce	essing Fee	77,598.406 * 10 = Rs 7,75,984/-				
	Late I	Fee	N/A				
	Total Fee		Rs 11,79,495/-				
21.	DD amount		Rs. 16,07,000/-				
	DD no. and date		447978 dated 22.05.2024				
	Name of the bank issuing		Punjab National Bank				
	Deficient amount		NIL				
22.	File Status		Date				
	File received on		06.06.2024				
	First notice Sent on		19.06.2024				
	First hearing on		24.06.2024				
23.	Case History:  The Promoter M/s Tula Realtor Pvt. Ltd. who is a collaborator applied for the registration of real estate affordable plotted colony under DDJAY namely "Spiti Heritage Homes" located at Sector-1, Pataudi, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 72968 dated 06.06.2024 and RPIN- 758. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1665-2024. The project area for registration is 19.175 acres as that of the licensed area i.e., 19.175 acres granted under License no – 32 of 2024 dated 28.02.2024 which is valid upto 27.02.2029.						
	The application for registration of affordable plotted colony under DDJAY was scrutinized and 1 <sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/758 dated 19.06.2024 was issued to the promoter with an opportunity of being heard on 24.06.2024.  The promoter submitted a reply on 21.06.2024 which was scrutinized and the status of documents is mentioned below.						
24.			ennical to stell				
41.	as on 24.06.2024 of deficiencies conveyed		<ul> <li>The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</li> <li>Status: Submitted but needs to be revised.</li> <li>Online DPI needs to be corrected.</li> </ul>				



	RERA-GRG-1665-2024
through notice dated	Status: Submitted but needs to be revised.
19.06.2024.	3. Approval NOC's from various agencies for connecting external
	services like road needs to be submitted.
to stringing 50 of Street gards rectal	Status: Not Submitted.
in the to see the second several	4. Aks-shajra duly certified by revenue officer six months prior to
	date of application needs to be submitted.
te be updated or specifying all at	Status: Submitted.
imirus has salm. ARTR ado se 2	5. Information to the revenue department regarding the entry of
and an Latte 300 line sterious a	license in the revenue record needs to be submitted.
officered sload of	Status: Submitted.
ent utper the foreign self or chard	6. Land title search report needs to be submitted.
tollection account as pay left he	Status: Not Submitted.
South Parkers	7. List of area allocated to the land owners needs to be submitted.
to be a constant of the consta	Status: List of area submitted. However, list of plots not
The state of the s	submitted.
to littled's rolal to it to vice set a	8. Pert chart needs to be revised.
Distriction of the second seco	Status: Submitted.
and the statement of the statement	9. Allottee related documents like Draft Application form needs to
	be revised.
San Control of the Asia San Commence Control	Status: Submitted.
The Paris of the same and the s	10. Allottee related documents like Draft Allotment letter needs to
The Party of the P	be revised.
and another some two and particle algorithms	Status: Submitted.
Lattitantin 48 is	11. Allottee related documents like Draft BBA needs to be revised.
portionality no of about	Status: Submitted.
ter les es esphées avenues boul su	12. KYC of all directors, MEP, Authorized signatory, Consultants
Edward anothers bernindlik to	needs to be submitted
	Status: Not Submitted.
	13. GST certificate of company needs to be submitted
ib) segi bis, bycand of el cost	Status: Promoter is not registered with GST as same is not
o institution of a	applicable on plotted colony.
definition to grade on authority	14. Supporting documents for land cost needs to be submitted.
diging considerate on as diselves	Status: Submitted.
period in the part of ARCA colors design	15. REP I needs to be revised as costing detail is not in line with DPI. Status: Submitted.
en Busin DER DES bing to vigor	16. CA Certificate for REP I needs to be revise as costing detail in REP I is not in line with DPI.
dad for only of the Sath Late. Calling	Status: Submitted.
bottled	17. Sharing of land and/or revenue among parties needs to be
	clarified.
	Status: Submitted.
And the American rebuilt the output	18. REP II needs to be revised.
Eleman a required of a of Acts Ele	Status: Not Submitted.
SETTING BY ANOTHER PARTY SET JULY 18	19. Financial statements along with Independent Auditor report for
elipolic atele in seal Production	last three years of promoter needs to be submitted
	Status: Submitted.



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		RERA-GRG-1665-2024
Ranna A	section to enter the comments and the comments and the comments and the comments and the comments are comments are comments are comments are comments and the comments are	20. CA Certificate for expenditure to be incurred and expenditure incurred till date needs to be submitted
	The second of th	Status: Not Submitted.
		21. Original copy of Bank Undertaking needs to be submitted.
	PARTITION WIRE SHOWING CHROSE STATE	Status: Submitted however Original copy needs to be
	Par Astronomerto a	submitted.
io mia	one conservation inequalities and	22. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules and authorizing
	Entranger of Market	person to operate Bank accounts and KYC of all authorized signatories to operate the bank accounts
l de la deservación de la decima decima de la decima decima de la decima decima decima de la decima decima decima de la decima decima decima de la decima de la decima	August of Shields Programs to the ad-	Status: Submitted but needs to be revised as resolution not specifying about 70% collection account as per RERA rules
	a Acres (B) committee (C) because in	and also not specifying project name.
	Bern Star Testastic British	23. Schedule and Challan copy of paid IDC, EDC needs to be submitted.
	THE STATE OF THE S	Status: Challan Provided for only of 167 lakh. Challan of 100 lakh needs to be submitted.
	(0.10) 100/02/2010/03/10/2013/10/201	24. Statement needs to be provided for Quarterly source of funds. <b>Status: Submitted.</b>
25.	Remarks	1. The annexures in the online application are not uploaded as well
ine stering	a superconfiguration of the same and	as correction needs to be done in the online (A-H) application.
		2. Online DPI needs to be corrected.
<b>Q</b> arin	er et shabben ABB (bot) - (Ban	3. Approval NOC's from various agencies for connecting external services like road needs to be submitted.
		4. Land title search report needs to be submitted.
EDIE KU	no.) Trummig beginning to	5. List of plots allocated to the land owners needs to be submitted.
		6. KYC of all directors, MEP, Authorized signatory, Consultants needs to be submitted
	DESERTION SO CLEOSED AN	7. REP II needs to be revised.
	c registereta with GET of simul olony.	8. CA Certificate for expenditure to be incurred and expenditure incurred till date needs to be submitted
- 10	Find to street a less than the submitted	9. Original copy of Bank Undertaking needs to be submitted.
		10. Board resolution needs revised as resolution not specifying
	eat at tales kead salten ac	about 70% collection account as per RERA rules and also not specifying project name.
	a striction at the street	11. Schedule and Challan copy of paid IDC, EDC needs to be
		submitted. Challan Provided for only of 167 lakh. Challan of 100 lakh needs to be submitted.
Recon	nmendations	

## Recommendations

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form, Approval NOC for road, land title search report, List of plots allocated to land owners, Original Bank undertaking and revised Board Resolution.

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It is recommended that the Authority may consider the grant of registration subject to the submission of above.

Sweedi Vander Suruchi Pander

Chartered Accountant

Ashish Kush Planning Executive

Day and Date of hearing

Monday and 24.06.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 24.06.2024.

Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey briefed about the facts of the case.

Sh. Manish Baksh (AR) is present on behalf of the promoter.

Approved as proposed subject to rectification of the deficiencies as above. The Registration Certificate shall be issued after submission of above documents.

(Sanjeev Kumar Arora) Member, HARERA

(Ashok Sangwan) Member, HARERA (Vijay Kumar Goyal) Member, HARERA

(Arun Kumar) Chairman, HARERA