

Hearing 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 applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1665-2024	
10.	License no.	32 of 2024 dated 28.02.2024.	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)(I)(D) Compliances (if applicable)	N/A	
15.	4(2)(I)(C) Compliances (if applicable)	N/A	
16.	Status of change of bank account	N/A	
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	Validity upto
	i)	License Approval	32 of 2024 dated 28.02.2024. 27.02.2029
	ii)	Zoning Plan Approval	DRG. NO. DGTCP 10207 dated 03.05.2024



	iii)	Layout Approval plan	DRG. NO. DGTCP 10083 dated 20.08.2024	
	iv)	Environmental Clearance	N/A	
	v)	Airport clearance height	N/A	
	vi)	Fire approval scheme	N/A	
	vii)	Service plan and estimate approval	LC-5266-JE(AK)/2024/13574 dated 03.05.2024	
20.	Fee Details			
	Registration Fee		Resi - 74,494.47 * 5 * 1 = Rs 3,72,472/- Comm - 3103.936 * 10 = Rs 31,039/- Total - 4,03,511/-	
	Processing Fee		77,598.406 * 10 = Rs 7,75,984/-	
	Late 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:			
	<p>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.</p> <p>The application for registration of affordable plotted colony under DDJAY was scrutinized and 1st 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.</p> <p>The promoter submitted a reply on 21.06.2024 which was scrutinized and the status of documents is mentioned below.</p>			
24.	Present compliance status as on 24.06.2024 of deficiencies conveyed		<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised. 2. Online DPI needs to be corrected. 	



<p>through notice dated 19.06.2024.</p>	<p>Status: Submitted but needs to be revised.</p> <p>3. Approval NOC's from various agencies for connecting external services like road needs to be submitted. Status: Not Submitted.</p> <p>4. Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted.</p> <p>5. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status: Submitted.</p> <p>6. Land title search report needs to be submitted. Status: Not Submitted.</p> <p>7. List of area allocated to the land owners needs to be submitted. Status: List of area submitted. However, list of plots not submitted.</p> <p>8. Pert chart needs to be revised. Status: Submitted.</p> <p>9. Allottee related documents like Draft Application form needs to be revised. Status: Submitted.</p> <p>10. Allottee related documents like Draft Allotment letter needs to be revised. Status: Submitted.</p> <p>11. Allottee related documents like Draft BBA needs to be revised. Status: Submitted.</p> <p>12. KYC of all directors, MEP, Authorized signatory, Consultants needs to be submitted Status: Not Submitted.</p> <p>13. GST certificate of company needs to be submitted Status: Promoter is not registered with GST as same is not applicable on plotted colony.</p> <p>14. Supporting documents for land cost needs to be submitted. Status: Submitted.</p> <p>15. REP I needs to be revised as costing detail is not in line with DPI. Status: Submitted.</p> <p>16. CA Certificate for REP I needs to be revise as costing detail in REP I is not in line with DPI. Status: Submitted.</p> <p>17. Sharing of land and/or revenue among parties needs to be clarified. Status: Submitted.</p> <p>18. REP II needs to be revised. Status: Not Submitted.</p> <p>19. Financial statements along with Independent Auditor report for last three years of promoter needs to be submitted Status: Submitted.</p>
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		<p>20. CA Certificate for expenditure to be incurred and expenditure incurred till date needs to be submitted Status: Not Submitted.</p> <p>21. Original copy of Bank Undertaking needs to be submitted. Status: Submitted however Original copy needs to be submitted.</p> <p>22. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules and authorizing person to operate Bank accounts and KYC of all authorized signatories to operate the bank accounts Status: Submitted but needs to be revised as resolution not specifying about 70% collection account as per RERA rules and also not specifying project name.</p> <p>23. Schedule and Challan copy of paid IDC, EDC needs to be submitted. Status: Challan Provided for only of 167 lakh. Challan of 100 lakh needs to be submitted.</p> <p>24. Statement needs to be provided for Quarterly source of funds. Status: Submitted.</p>
25.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Approval NOC's from various agencies for connecting external services like road needs to be submitted.</p> <p>4. Land title search report needs to be submitted.</p> <p>5. List of plots allocated to the land owners needs to be submitted.</p> <p>6. KYC of all directors, MEP, Authorized signatory, Consultants needs to be submitted</p> <p>7. REP II needs to be revised.</p> <p>8. CA Certificate for expenditure to be incurred and expenditure incurred till date needs to be submitted</p> <p>9. Original copy of Bank Undertaking needs to be submitted.</p> <p>10. Board resolution needs revised as resolution not specifying about 70% collection account as per RERA rules and also not specifying project name.</p> <p>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.</p>

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.



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

Suruchi Pandey

Suruchi Pandey
Chartered Accountant

Ashish
24/6/24

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
(Sanjeev Kumar Arora)
Member, HARERA

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA

Vijay
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar
(Arun Kumar)
Chairman, HARERA

