

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**Project - AARIZE THE TESSORO
Promoter - M/s Aarize Realtech LLP**
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	AARIZE THE TESSORO		
2.	Name of the promoter	M/s Aarize Realtech LLP		
3.	Nature of the project	Commercial Colony		
4.	Location of the project	Sector- 114, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Sh. Ram Kishan Rana – Sh. Kuljish Rana- Sh. Partap Singh Ss/o Sh. Balbir Singh		
7.	Name of the Collaborator	M/s Aarize Realtech LLP		
8.	Status of project	New		
9.	Whether registration applied for whole	Whole		
	Phase no.	N/A		
10.	Online application ID	RERA-GRG-1657-2024		
11.	License no.	38 of 2024 dated 12.03.2024.	Valid up to 11.03.2029	
12.	Total licensed area	2.025 acres	Area applied 2.025 acres	
13.	Projected completion date	28.02.2029		
14.	QPR Compliances (if applicable)	N/A		
15.	4(2)(I)(D) Compliances (if applicable)	N/A		
16.	4(2)(I)(C) Compliances (if applicable)	N/A		
17.	Status of change of bank account	N/A		
18.	Details of proceedings pending against the project	N/A		
19.	RC Conditions Compliances (if applicable)	N/A		
20.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	
			Validity up to	
	i)	License Approval	38 of 2024 dated 12.03.2024.	11.03.2029
	ii)	Zoning Plan Approval	DRG. NO. DTCP 10111. dated 12.03.2024.	
	iii)	Building approval plan	ZP-1990/JD(RD)/2024/28095 dated 06.09.2024	05.09.2029
	iv)	Environmental Clearance	SEAC/HR/2024/089 dated 25.06.2024	
	v)	Airport clearance height	PALM/NTH/B/030224/932291 dated 19.03.2024	18.03.2031
vi)	Fire approval for commercial	Not Submitted		

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 अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	vii) Service plan and estimate approval	Not Submitted
21.	Fee Details	
	Registration fee	Commercial - 15324.41 * 1.87 * 20 = Rs 5,73,133/-
	Processing fee	15324.41 * 10 = Rs 1,53,244/-
	Late fee	N/A
	Total	5,73,133+ 1,53,244 = Rs 7,26,377 /-
	DD Amount	Rs 5,73,200/- Rs 1,53,300/- Total - Rs 7,26,500/-
	DD Details	509572 dated 06.09.2024. 509571 dated 06.09.2024
	Name of the bank issuing	ICICI Bank
	Total amount to be considered	7,26,377 - 7,26,500 = -123/-
	Deficient amount	NIL
	File Status	Date
	File received on	09.09.2024
	First notice Sent on	18.09.2024
	Documents submitted on	19.09.2024
22.	Case History:	
	<p>The Promoter M/s Aarize Realtech LLP who is a collaborator has applied for the registration of real estate Commercial Colony project namely "AARIZE THE TESSORO" located at Sector- 114, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016. The project area for registration is 2.025 acres under license 38 of 2024 dated 12.03.2024 valid up to 11.03.2029. The application for registration of commercial colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/794 dated 18.09.2024 was issued to the promoter.</p> <p>On the request of promoter, the matter is preponed from 07.10.2024 to 30.09.2024. A complaint dated 06.06.2024 has been received in the Authority with regard to the license no 38 of 2024 dated 12.03.2024 wherein allegations has been alleged for the issuance of license. The copy of complaint has been handed over to the applicant promoter on 25.06.2024.</p>	
23.	Present compliance status as on 30.09.2024 of deficient documents as observed against the deficiency notice.	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as the 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. Status - Submitted but needs to be revised. 3. Fire Scheme approval needs to be submitted. Status - Not submitted and applied on 07.09.2024. 4. Approved service plans and estimates need to be submitted.



	<p>Status - Not submitted and applied on 09.09.2024.</p> <p>5. Mutation certified on latest dates needs to be submitted. Status - Submitted.</p> <p>6. Mining permission needs to be submitted. Status - Submitted.</p> <p>7. The revenue sharing model with landowners in collaboration agreement needs to be submitted. Status - The promoter stated that whole area 2.025 acres land is under the collaboration. The revenue entitlement is 61:39 (61% promoter and 39% landowner). Promoter stated that total estimated land cost is Rs. 13636.54 lakh and the revenue share of the landowners is estimated to be Rs 13,318.92 lakhs and the total sale proceed are estimates to be Rs. 34,151.09 lakhs. That the share of the landowners shall be paid in terms of the respective agreements, from the Free account (30% account) and also out of the proportionate land cost from 70% RERA account as per the construction progress. That in the circumstance the promoter is unable to repay the same from the above-mentioned facilities, then the promoter shall ensure the repayment from its own contribution through its equity, inter corporate loans or by any means, as available with the promoter.</p> <p>8. Draft allottees documents i.e., allotment letter and BBA as per prescribed format needs to be revised and submitted. Status - Submitted.</p> <p>9. Cost of land amounts to Rs 4308.51 lakhs needs to be clarified according to area applied i.e., 2.0250 Acres for the registration. Status - Submitted.</p> <p>10. Details need to be submitted for financial resources mentioned in DPI amounts to Rs 2046.06 lakhs from equity by the promoter. Financial resources mentioned in DPI need to be revised. Status - Submitted and DPI revised.</p> <p>11. Project Report needs to be revised. Status - Submitted.</p> <p>12. Quarterly net cash flow statement, quarterly estimated expenditure and quarterly fund flow statement needs to be revised. Status - Submitted.</p> <p>13. CA Certificate for non-default in statutory liabilities, CA Certificate for REP-1 and CA Certificate for expenditure incurred and to be incurred needs to be revised. Status - Submitted.</p> <p>14. Challan and Schedule of payment of IDC, and EDC paid for the project needs to be submitted. Status - Submitted.</p> <p>15. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) and REP II needs to be revised. Status - Submitted.</p>
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		<p>16. Original non-encumbrance certified on the latest date not below the rank of tehsildar needs to be submitted. Status - Submitted.</p> <p>17. Letter from bank for change in name of bank account needs to be submitted. Status - Submitted.</p> <p>18. Costing details in REP-1 (A-H) need to be revised. Status - Submitted.</p>
24.	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Fire Scheme approval needs to be submitted.</p> <p>4. Approved service plans and estimates need to be submitted.</p> <p>5. The revenue sharing model with landowners in collaboration agreement needs to be submitted.</p>
<p><i>Ashish</i> Ashish Dubey Chartered Accountant</p>		<p><i>Shashank</i> Shashank Sharma Associate Engineer Executive</p>
Day and Date of hearing		Monday and 30.09.2024.
Proceeding recorded by		Ram Niwas
PROCEEDINGS OF THE DAY		
<p>Proceedings dated: 30.09.2024.</p> <p>Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Aman Sharma (Director) and Sh. Nirdesh Bedi (AR) are present on behalf of the promoter.</p> <p>Approved in principle. The director i.e., Sh. Aman Sharma states that they have submitted the reply dated 27.09.2024 in the Authority against the complaint w.r.t allegations upon issuing of license no 38 of 2024. Further, the landowner i.e., Sh. Partap Singh S/o Sh. Balbir Singh present in person states that cancellation deed of earlier collaboration agreement has been got registered after issuance of requisite legal and public notice and thereafter only the DTCP has granted the license i.e., 38 of 2024 dated 12.03.2024 in their favour in collaboration with M/s Aarize Realtech LLP. As collaborator/developer company and the complainant has no rights in respect of said land. The complainant was given an email intimation dated 26.09.2024 for put in appearance today but none is present. One more and last opportunity is given to the complainant to attend the hearing and justify the claim if any remains as the entry of license has been done in the revenue record.</p> <p>The matter to come up on 07.10.2024.</p>		
<p><i>On leave</i> (Ashok Sangwan) Member, HARERA</p>		<p><i>V.K. Goyal</i> (Vijay Kumar Goyal) Member, HARERA</p>
<p><i>Arun Kumar</i> (Arun Kumar) Chairman, HARERA</p>		