

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
	i)	License Approval	38 of 2024 dated 12.03.2024.
	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
	iv)	Environmental Clearance	SEAC/HR/2024/089 dated 25.06.2024
	v)	Airport height clearance	PALM/NTH/B/030224/932291 dated 19.03.2024
	vi)	Fire approval for commercial	Not Submitted
			Validity up to
			11.03.2029
			05.09.2029
			18.03.2031



	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.	<p>Case History: 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> <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</p>	



	<p>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>As per the directions of the Authority, the letter dated 30.09.2024 has been sent to the complainant i.e., M/s Sidhartha Ahar Vihar Udyan Pvt. Ltd. to remain present on the next dat of hearing i.e., 07.10.2024.</p>
23.	<p>Present compliance status as on 07.10.2024 of deficient documents as observed during the last hearing dated 30.09.2024.</p> <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. Further, the promoter has submitted Rs 25 lakhs vide DD no 509588 dated 27.09.2024 of ICICI bank and undertaking to submit the approved fire scheme within 3 months from issuing if registration certificate.4. Approved service plans and estimates need to be submitted. Status - Not submitted and applied on 09.09.2024. Further, the promoter has submitted Rs 25 lakhs vide DD no 509587 dated 27.09.2024 of ICICI bank and undertaking to submit the approved service plans and estimates within 3 months from issuing if registration certificate.5. Mutation certified on latest dates needs to be submitted. Status - Submitted.6. Mining permission needs to be submitted. Status - Submitted.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.



		<p>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> <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>



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5. The revenue sharing model with landowners in collaboration agreement needs to be submitted.

Recommendation - All the required documents for registration under section 4 of the Act, 2016 have been submitted except approved fire scheme, approved service plans and estimates. The promoter has submitted two DD's amounting to Rs. 25 Lakhs each vide DD no towards approval of Fire Fighting Scheme and approved Service Plan & Estimates. The Authority may consider for grant of registration upon submission of approved firefighting scheme and approved Service Plan & Estimates within 4 months from the date of grant of registration certificate.

Ashish Dubey
Chartered Accountant

Shashank Sharma
Associate Engineer Executive

Day and Date of hearing

Monday and 07.10.2024.

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 07.10.2024.

Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Aman Sharma (AR), Sh. Hirdesh Bedi (AR) and Sh. Partap Rawat (AR) are present on behalf of the promoter.

Two DDs of Rs. 25 lakhs each has been submitted by the promoter as security in lieu of obtaining approved fire scheme and approved service plans and estimates within 4 months for which applications have already been made to the concerned authority.

The complainant alleging prior collaboration with the land owner has been given two opportunities to put in appearance and file the reply but neither any reply has been filed and none is present on behalf of the complaint to clarify as the land owner present states that the said collaboration has already expired and a cancellation deed dated 28.09.2021 has been registered and after examining the same the DTCP has granted the requisite license and ownership has been ascertained by the concerned revenue authorities along with NOC.

Approved as proposed. RC shall be issued after the correction in form A-H and DPI.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA

The revision of the list of hazardous waste materials is a process which is carried out by the Secretary of State for the Environment, Food and Rural Affairs. The list is revised in order to take account of new information about hazardous waste materials and to ensure that the list remains up to date. The list is revised in order to take account of new information about hazardous waste materials and to ensure that the list remains up to date.

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