



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

PROJECT	SANCTUARY 105
PROMOTER	1000 TREES HOUSING PVT. LTD.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details	
1.	Name of the project	Sanctuary 105	
2.	Name of the promoter	M/s 1000 Trees Housing Pvt. Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector - 105, Gurugram.	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Status of project	On-going	
7.	Whether registration applied for whole/Phase	Phase	
8.	Phase no. (If applicable)	1	
9.	Online application ID	RERA-GRG-1634-2024	
10.	License no.	127 of 2012 dated 27.12.2012	valid upto 26.12.2027
11.	Total licensed area	13.078 Acres	Area to be registered 4.336 Acres
12.	Project completion date as declared u/s 4(2)(I)(C)	25.06.2031	
13.	QPR Compliance (If applicable)	N/A	
14.	4(2)(I)(D) Compliance (If applicable)	N/A	
15.	Statutory approvals either applied for or obtained prior to registration		
	S.N	Particulars	Validity up to
	1.	License Approval	127 of 2012 dated 27.12.2012 26.12.2027
	2.	Revised Zoning Plan Approval	24.11.2022
	3.	Revised Building plan approval	ZP-863/AD(VK)/2032/15187 dated 22.05.2024 21.05.2029
	4.	Environmental Clearance	SEIAA/HR/2015/93 dated 05.02.2015 04.02.2025
	5.	Airport Height Clearance	PALM/NORTH/B/053022/674879 13.06.2022 12.06.2030
	6.	Electrical load	Ch-14/Drg.-PLC dated 05.06.2024
	7.	Service plan and estimate approval	Not submitted
16.	Fee Details		
	A) Registration fee for	(31897.44 x 10 x 2.65) + (33376.65 x 10 x 1.9) = Rs. 14,79,438/-	



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	B) Processing Fee	65274.09 x 10 = Rs. 6,52,741/-
	C) Late Fee	600 % of registration fee = Rs. 88,76,628/-
	Total Fee (A+B+C)	Rs. 1,10,08,807/-
17.	DD Details	
	DD No. and Date	585702 dated 06.05.2024 587176 dated 18.07.2024 587372 dated 02.08.2024
	Fees Paid	Rs. 5,00,000/- Rs. 12,33,000/- Rs. 4,02,741/-
	Deficit fee	Rs. 84,75,235/-
	With respect to the late fee, the promoter submits that late fee of Rs. 88,76,628/- (600%) should not be demanded since the fee has been computed on latest availed FAR (265% and 190%) which is higher than the previously sanctioned FAR (175%).	
18.	File Status	Date
	File received on	28.05.2024
	First notice Sent on	27.06.2024
	Reply submitted	01.07.2024
	1st hearing on	08.07.2024
	Reply submitted	08.07.2024
	Reply submitted	11.07.2024
	Reply submitted	15.07.2024
	2nd hearing on	22.07.2024
	Reply submitted	26.07.2024
	Reply submitted	05.08.2024
	3rd hearing on	12.08.2024
19.	Case History: -	
	The promoter M/s 1000 Trees Housing Pvt. Ltd. has applied on dated 28.05.2024 for registration of the group housing project namely "Sanctuary 105" located at Sector 105, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016. This application relates to the license no. 127 of 2012 issued by the DTCP in favour of Sh. Kanwar Singh and others in collaboration with M/s 1000 Trees Housing Pvt. Ltd. to set up a group housing colony over an area measuring 13.078 acres in sector- 105, Gurugram. The promoter has applied for registration of Phase 1 measuring 4.336 acres of the total 5 phases of the project comprising of an area of 13.078 acres approved by DTCP vide memo dated 12.07.2024.	
	Since the project pertains to license no. 127 of 2012 dated 27.12.2012 and therefore, is an ongoing project and the promoter was asked to explain why the registration of the project has not been obtained till date.	
	In its reply dated 01.07.2024, the promoter states that license no. 127 of 2012 was obtained on 27.12.2012 and building plans comprising of 11 towers (total 651 DUs) were approved on 15.07.2013. Out of 651 units 156 units were booked by interested parties. Due to various structural and financial issues, the project development was suspended. Out of 156	



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allottees, 89 accepted refunds and 2/3rd of remaining 67 allottees provided consent for revision of building plan.

The promoter is trying to resolve bookings of the rest of allottees either by transferring them to different projects or providing refunds.

The file was scrutinized and deficiencies were conveyed to the promoter vide notice dated 27.06.2025 and date of hearing was fixed for 08.07.2024.

Proceeding dated: 08.07.2024

Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Rajiv Gupta (AR) and Sh. Ankit Goyanka (AR) are present on behalf of the promoter and requested for one week time for compliance of deficiencies. The consent of 2/3rd allottees will be submitted and a public notice for objections, if any, be issued in two English and one Hindi Newspapers. Further, notice for prima facie violation of section 3 of the Act of 2016 may also be issued and clubbed with the present proceedings.

The matter to come up on 22.07.2024.

The promoter submitted the consent of 45 allottees out of 67 which is more than 2/3rd and a public notice inviting objections was published by the Authority in three newspapers namely, "The Tribune" (English), "The Pioneer" (English) and "The Dainik Tribune" (Hindi) dated 11.07.2024 and no objection is received in the Authority.

Proceeding dated: 22.07.2024

Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Rajeev Gupta (Sr. VP), Sh. Narender Kumar (Manager) and Sh. Ankit Goenka (FM) are present on behalf of the promoter.

The office to issue notice in pursuance to earlier proceedings by 25.07.2024 and the promoter will submit the reply within one week which be examined by office.

The matter to come up on 12.08.2024.

Accordingly, a show cause notice dated 22.07.2024 for non-registration of the project was issued to the promoter.

Reply dated 26.07.2024: The promoter in its reply states that the project is NOT an ongoing project. After obtaining building plans and other necessary clearances from various authorities, the company began selling the project which included 11 towers (621 dwelling units) and other facilities. Mere 156 units could be booked due to projects land locked location and other infrastructural issues, majorly due to poor access.

Out of 156 booked units, 89 allottees accepted the refunds, 2/3rd out of remaining 67 units (i.e. 45 allottees) consented for proposed changes in the project. The company is actively in touch with remaining 22 allottees and shall close their booking amicably as soon as possible.

With respect to violation of section 3 of the Act, 2016, the promoter states that the company has neither advertised, marketed, booked, sold or offered for sale, nor invited persons to purchase in any manner any plot, apartment or building in the project. (Affidavit to this effect also attached.)

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	<p>The project was scraped and any construction which deserved a completion certificate was not going on at the time of enactment of the Act and Rules, thus seeking completion/ occupation certificate was impractical.</p> <p>The promoter further states that in light of above, the project cannot be considered as "On-going" and out of purview of proviso 3(1), no violation has been made by the company, thus, no penalty should be imposed.</p>	
20.	<p>Present compliance status as on 12.08.2024 of deficient documents as observed on 22.07.2024</p>	<ol style="list-style-type: none"> 1. Corrections need to be done in REP-I form. Documents to be annexed along with the application need to be provided in PDF format less than 5 mb. Status: Submitted 2. Corrections in the online DPI need to be done. Status: Needs to be revised 3. Deficit fee of Rs. 1,05,08,807/- (Including Rs. 88,76,628/- late fee) needs to be submitted. Further, regarding deposit of late fee, the matter is presently under adjudication of the Hon'ble Appellate Tribunal and same shall be payable as per the decision taken in this regard. Status: Paid Rs. 16,35,741/- vide DD 587176 dated 18.07.2024 and Rs. 4,02,741/- vide DD587372 dated 02.08.2024. With respect to the late fee, the promoter submits that late fee of Rs. 88,76,628/- (600%) should not be demanded since the fee has been computed on latest availed FAR (265% and 190%) which is higher than the previously sanctioned FAR (175%). 4. The project pertains to license no. 127 of 2012 dated 27.12.2012 and therefore, is an ongoing project. You are, therefore, required to explain why the registration of the project has not been obtained till date. You are further required to provide the details of sold and unsold inventory along with the status of development works on site. Status: Notice w.r.t. violation of section 3 of the Act, 2016 was issued to the promoter on 22.07.2024 and reply has been received on 26.07.2024. 5. Approved fire scheme needs to be submitted. Status: Not submitted. DD no. 587171 dated 18.07.2024 of Rs. 25 lacs submitted as a security along with undertaking to submit approval within 90 working days. 6. Approved service plans and estimates need to be submitted. Status: Not submitted. DD no. 587179 dated 18.07.2024 of Rs. 25 lacs submitted as a security along with undertaking to submit approval within 90 working days.



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	<p>7. Forest NOC needs to be submitted. Status: Submitted</p> <p>8. Mining permission needs to be submitted. Status: The promoter undertakes to submit the same before commencement of excavation on site.</p> <p>9. Draft allotment letter, BBA and conveyance deed needs to be revised. Status: Submitted</p> <p>10. Bank undertaking needs to be submitted. Status: Submitted.</p> <p>11. REP II needs to be revised as OC & CC date is not given. Status: Submitted.</p> <p>12. REP I needs to be revised as costing details and bank account details do not match with DPI. Status: Submitted</p> <p>13. CA certificate for non-default in payment of debt obligations needs to be submitted. Status: Submitted.</p> <p>14. CA Certificate for expenditure to be incurred and expenditure incurred till date needs to be submitted. Status: Submitted. CA certificate in original needs to be submitted.</p> <p>15. DPI needs to be revised related to financial detail. Status: DPI needs to be revised.</p> <p>16. Details of loan amounting 6000 lakhs shown in DPI needs to be submitted. Status: NOC needs to be revised.</p> <p>17. Quarterly Schedule of source of funds needs to be submitted. Status: Submitted.</p> <p>18. Quarterly Schedule of Net cash flow statement needs to be submitted. Status: Submitted.</p> <p>19. Board resolution duly acknowledged for operation of bank account is needs to be submitted with properly 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.</p> <p>20. As per Audit report Company has defaulted in payment interest to debenture holders amounting 2.63 cr. and other loan or interest amounting to approx. 2525.15 lac and has contingent liabilities. Auditors provide Qualified Opinion and indicate material uncertainty related to GOING CONCERN. Clarification required. Status: Not Submitted</p>
21.	<p>Remarks</p> <p>1. Corrections in the online DPI need to be done.</p>

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Status: Needs to be revised for financial details.

2. Deficit fee of Rs. 1,05,08,807/- (Including Rs. 88,76,628/- late fee) needs to be submitted. Further, regarding deposit of late fee, the matter is presently under adjudication of the Hon'ble Appellate Tribunal and same shall be payable as per the decision taken in this regard.

Status: Paid Rs. 16,35,741/- vide DD 587176 dated 18.07.2024 and Rs. 4,02,741/- vide DD587372 dated 02.08.2024.

With respect to the late fee, the promoter submits that late fee of Rs. 88,76,628/- (600%) should not be demanded since the fee has been computed on latest availed FAR (265% and 190%) which is higher than the previously sanctioned FAR (175%).

3. The project pertains to license no. 127 of 2012 dated 27.12.2012 and therefore, is an ongoing project. You are, therefore, required to explain why the registration of the project has not been obtained till date. You are further required to provide the details of sold and unsold inventory along with the status of development works on site.

Status: Notice w.r.t. violation of section 3 of the Act, 2016 was issued to the promoter on 22.07.2024 and reply has been received on 26.07.2024.

4. Approved fire scheme needs to be submitted.

Status: Not submitted. DD no. 587171 dated 18.07.2024 of Rs. 25 lacs submitted as a security along with undertaking to submit approval within 90 working days.

5. Approved service plans and estimates need to be submitted.

Status: Not submitted. DD no. 587179 dated 18.07.2024 of Rs. 25 lacs submitted as a security along with undertaking to submit approval within 90 working days.

6. Mining permission needs to be submitted.

Status: The promoter undertakes to submit the same before commencement of excavation on site.

7. CA Certificate for expenditure to be incurred and expenditure incurred till date needs to be submitted.

Status: Submitted. CA certificate in original needs to be submitted.

8. Details of loan amounting 6000 lakhs shown in DPI needs to be submitted.

Status: NOC needs to be revised.

9. As per Audit report Company has defaulted in payment interest to debenture holders amounting 2.63 cr. and

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other loan or interest amounting to approx. 2525.15 lac and has contingent liabilities. Auditors provide Qualified Opinion and indicate material uncertainty related to GOING CONCERN. Clarification required.
Status: Not Submitted

Ashish Dubey

(Ashish Dubey)

Chartered Accountant

Neeraj Gautam

(Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing

Monday and 12.08.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceeding dated: 12.08.2024

Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Rajeev Gupta (Sr. VP), Sh. Ankit Goenka (GM) and Sh. Narender Kumar (Manager) are present on behalf of the promoter.

Approved in principle subject to payment of late fee which is required to be charged/calculated on as per the date of approval of the building plan dated 15.07.2013 by the competent authority. Further, a penalty of Rs. 1.5 crore is also imposed under section 59 of the Act for non-registration of the ongoing project. Other deficiencies as per office note be also got rectified. Further this is without prejudice to the rights of the allottees under the provisions of the Act of 2016.

The registration certificate shall be issued after deposition of late fee and penalty amount by the promoter along with submission of other deficit documents listed above.

Sanjeev Kumar Arora
(Sanjeev Kumar Arora)
Member, HARERA

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar
(Arun Kumar)
Chairman, HARERA

