



New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृहर सिविल लाईंसर गुरुग्रामर 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)	Phasing not approved by DTCP	
9.	Online application ID	RERA-GRG-1634-2023	
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 4.3364 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	Date of approval	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		



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	<p>A) Registration fee for plotted area</p> <p>B) Processing Fee</p> <p>C) Late Fee</p> <p>Total Fee (A+B+C)</p>	<p>Fee will be calculated after the approved phasing plan is submitted by the promoter.</p>
17.	<p>DD Details</p> <p>DD No. and Date</p> <p>Fees Paid</p> <p>Deficit fee</p>	<p>585702 dated 06.05.2024</p> <p>Rs. 5,00,000/-</p>
18.	<p>File Status</p> <p>File received on</p> <p>First notice Sent on</p> <p>Reply submitted</p> <p>1st hearing on</p>	<p>Date</p> <p>28.05.2024</p> <p>27.06.2024</p> <p>01.07.2024</p> <p>08.07.2024</p>
19.	<p>Case History: -</p> <p>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 100 Trees Housing Pvt. Ltd. to set up a group housing colony over an area measuring 13.078 acres in sector- 105, Gurugram.</p> <p>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.</p> <p>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 allottees, 89 accepted refunds and 2/3rd of remaining 67 allottees provided consent for revision of building plan.</p> <p>The promoter is trying to resolve bookings of the rest of allottees either by transferring them to different projects or providing refunds.</p> <p>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.</p>	
20.	<p>Present compliance status as on 08.07.2024 of deficient documents as conveyed in the deficiency notice</p>	<p>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: Not submitted</p> <p>2. Corrections in the online DPI need to be done. Status: Not submitted</p> <p>3. Permission for development of project in phase from DTCP needs to be submitted. Status: The promoter submitted an undertaking stating that the application for approval of phasing has been filed with DTCP and shall submit the approval in the Authority within 45 days.</p>



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4. The fee will be calculated after the submission of approval from DTCP for development of project in phases and details of the phase for which you have applied. You shall be liable to pay the deficit fee, if any. 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: Not submitted

5. 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: 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 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 rest of allottees either by transferring them to different projects or providing refunds.

6. Project report needs to be revised.

Status: Submitted

7. Copies of mutation, jamabandi and aks shijra duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted.

Status: Submitted

8. Copy of documents relating to entry of license in revenue record needs to be submitted.

Status: Submitted

9. Land title search report needs to be submitted.

Status: Submitted

10. Airport height clearance needs to be submitted.

Status: Submitted

11. Approved fire scheme needs to be submitted.

Status: Not submitted

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

Status: Not submitted

13. Electrical load availability connection needs to be

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	<p>submitted.</p> <p>Status: Submitted</p> <p>14. Forest NOC needs to be submitted. Status: Not submitted</p> <p>15. NOCs for natural conservation zone, tree cutting permission, powerline shifting and forest land diversion, if applicable, need to be submitted. Status: Promoter undertakes that the same are not applicable.</p> <p>16. NOCs/ assurances for construction water, drinking water supply, sewerage connection and storm water drainage from the concerned department need to be submitted. Status: Submitted</p> <p>17. Mining permission needs to be submitted. Status: The promoter undertakes to submit the same before commencement of excavation on site.</p> <p>18. Draft allotment letter, BBA and conveyance deed needs to be revised. Status: Requisite details need to be filled in draft allotment letter and payment plan needs to be revised.</p> <p>19. TAN, GST certificate needs to be submitted. Status: Submitted</p> <p>20. KYC of Directors, MEP, legal representative, Consultants needs to be submitted. Status: Submitted</p> <p>21. Bank undertaking needs to be submitted. Status: Submitted but needs to be revised as project name is not mentioned.</p> <p>22. Non-Encumbrances Certificate not below the rank of Tehsildar needs to be submitted. Status: Submitted</p> <p>23. Charge form CHG 1 needs to be submitted. Status: Submitted</p> <p>24. REP II needs to be revised as OC & CC date is not given. Status: Submitted but needs to be revised</p> <p>25. Affidavit regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be provided. Status: Submitted</p> <p>26. REP I needs to be revised as costing details and bank account details do not match with DPI. Status: Submitted but needs to be revised.</p> <p>27. CA Certificate for REP I needs to be submitted. Status: Submitted</p> <p>28. CA certificate for non-default in payment of debt obligations needs to be submitted.</p>
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	<p>Status: Submitted but needs to be revised.</p> <p>29. CA Certificate for expenditure to be incurred and expenditure incurred till date needs to be submitted. Status: Submitted but needs to be revised.</p> <p>30. CA certificate for Net worth of promoter needs to be submitted. Status: Submitted</p> <p>31. Cost of land needs to be clarified. Supporting documents of land cost need to be submitted. Status: Submitted</p> <p>32. DPI needs to be revised related to financial detail. Status: DPI needs to be revised.</p> <p>33. Details of loan amounting 6000 lakhs shown in DPI needs to be submitted. Status: Loan sanction agreement and NOC from lender needs to be revised.</p> <p>34. Schedule and Challan copy of paid IDC, EDC needs to be submitted. Status: Submitted</p> <p>35. As per DPI Rate of IDC is 57.50 lac per acre for group housing whereas per LOI is 50 lakh per acre. Rate and amount of IDC shown in DPI need to be clarified. Status: Clarification Submitted</p> <p>36. As per DPI Rate of EDC is 503.30 lac per acre for group housing whereas per LOI is 234.63 lakh per acre. Rate and amount of EDC shown in DPI need to be clarified. Status: Clarification Submitted</p> <p>37. Project report with costing details needs to be submitted. Status: Submitted</p> <p>38. Quarterly Schedule of source of funds needs to be submitted. Status: Submitted but needs to be revised</p> <p>39. Quarterly Schedule of Net cash flow statement needs to be submitted. Status: Submitted but needs to be revised</p> <p>40. Statement of Quarterly estimated expenditure needs to be submitted. Status: Submitted</p> <p>41. 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 but needs to be revised</p> <p>42. As per Audit report Company has defaulted in payment interest to debenture holders amounting 2.63</p>
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PROJECT	SANCTUARY 105
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		<p>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.	Remarks	<p>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: Not submitted</p> <p>2. Corrections in the online DPI need to be done. Status: Not submitted</p> <p>3. Permission for development of project in phase from DTCP needs to be submitted. Status: The promoter submitted an undertaking stating that the application for approval of phasing has been filed with DTCP and shall submit the approval in the Authority within 45 days.</p> <p>4. The fee will be calculated after the submission of approval from DTCP for development of project in phases and details of the phase for which you have applied. You shall be liable to pay the deficit fee, if any. 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: Not submitted</p> <p>5. 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: 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 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 rest of allottees either by transferring them to different projects or providing refunds.</p>



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	<ol style="list-style-type: none">6. Approved fire scheme needs to be submitted. Status: Not submitted7. Approved service plans and estimates need to be submitted. Status: Not submitted8. Forest NOC needs to be submitted. Status: Not submitted9. Mining permission needs to be submitted. Status: The promoter undertakes to submit the same before commencement of excavation on site.10. Draft allotment letter, BBA and conveyance deed needs to be revised. Status: Requisite details need to be filled in draft allotment letter and payment plan needs to be revised.11. Bank undertaking needs to be submitted. Status: Submitted but needs to be revised as project name is not mentioned.12. REP II needs to be revised as OC & CC date is not given. Status: Submitted but needs to be revised13. REP I needs to be revised as costing details and bank account details do not match with DPI. Status: Submitted but needs to be revised.14. CA certificate for non-default in payment of debt obligations needs to be submitted. Status: Submitted but needs to be revised.15. CA Certificate for expenditure to be incurred and expenditure incurred till date needs to be submitted. Status: Submitted but needs to be revised.16. DPI needs to be revised related to financial detail. Status: DPI needs to be revised.17. Details of loan amounting 6000 lakhs shown in DPI needs to be submitted. Status: Loan sanction agreement and NOC from lender needs to be revised.18. Quarterly Schedule of source of funds needs to be submitted. Status: Submitted but needs to be revised19. Quarterly Schedule of Net cash flow statement needs to be submitted. Status: Submitted but needs to be revised20. 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 but needs to be revised
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21. 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

Ashish Dubey

(Ashish Dubey)
Chartered Accountant

Neeraj Gautam

(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing

Monday and 08.07.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

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.

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