



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project	GH70TULIP
Promoter	M/s Tulip Infratech Pvt. Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details	
1.	Name of the project	GH70TULIP	
2.	Name of the promoter	M/s Tulip Infratech Pvt. Ltd.	
3.	Name of the license holder	Amit S/o Chattar Singh, Piyush Yadav S/o Ramniwas, Sumit Kumar S/o Chattar Singh, Ram Niwas S/o Roshan Lal, Saroj W/o Amit, Manju W/o Jai Parkash, Mukul Yadav S/o Tek Ram, Kamal Yadav S/o Sujan Singh Parveen Jain- Vipin Jain- Vikas Jain Ss/o Subash Chand	
4.	Nature of the project	Group Housing	
5.	Location of the project	Sector 70, Gurugram	
6.	Legal capacity to act as a promoter	Collaborator	
7.	Status of project	New	
8.	Whether registration applied for whole/Phase	Whole	
9.	Phase no. (If applicable)	N/A	
10.	Online application ID	RERA-GRG-1647-2024	
11.	License no.	21 of 2024 dated 07.02.2024	valid upto 06.02.2029
12.	Total licensed area	9.1687 Acres	Area to be registered 9.1687 Acres
13.	Project completion date as declared u/s 4(2)(I)(C)	31.03.2032	
14.	QPR Compliance (If applicable)	N/A	
15.	4(2)(I)(D) Compliance (If applicable)	N/A	
16.	Statutory approvals either applied for or obtained prior to registration		
	S.N	Particulars	Validity up to
	1.	License Approval	21 of 2024 dated 07.02.2024 06.02.2029
	2.	Zoning Plan Approval	DTCP 10052 dated 16.02.2024
	3.	Building plan approval	ZP-1965/PA(DK)/2024/21724 dated 16.07.2024 15.07.2029
	4.	Environmental Clearance	Not submitted
	5.	Airport Height Clearance	PALM/NORTH/B/050324/1009942 dated 30.05.2024 29.05.2032



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6.	Fire approval scheme	Not submitted
7.	Service plan and estimate approval	Not submitted
8.	Electrical load	Memo no. 7372 dated 14.03.2024
16.	Fee Details	
	A) Registration fee for	(151804.954 x 4.11 x 10) + (671.536 x 3.62 x 20) = Rs. 62,87,803/-
	B) Processing Fee	152476.49 x 10 = Rs. 15,24,765/-
	C) Late Fee	Nil
	Total Fee (A+B+C)	Rs. 78,12,568/-
17.	DD/ RTGS Details	
	DD/RTGS No. and Date	DD no. 712423 dated 18.07.2024 Online transaction no. RERA-GRGP1722952428 dated 06.08.2024
	DD/RTGS amount	Rs. 77,15,000/- Rs. 1,00,000/-
	Deficit fee	Nil
18.	File Status	Date
	File received on	18.07.2024
	First notice Sent on	06.08.2024
	Reply submitted	07.08.2024
	1st hearing on	12.08.2024
19.	Case History: -	
	<p>The promoter M/s Tulip Infrastructure Pvt. Ltd. has applied on dated 18.07.2024 for registration of the group housing project namely "GH70TULIP" located at Sector 70, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application relates to the license no. 21 of 2024 dated 07.02.2024 valid up to 06.02.2029 issued by the DTCP in favour of Sh Amit S/o Chattar Singh and others in collaboration with M/s Tulip Infratech Pvt. Ltd. to set up a group housing colony over an area measuring 9.1687 acres in sector-70, Gurugram.</p> <p>The promoter has also submitted an application dated 07.08.2024 in the Authority to change the name of the project to "Tulip Crimson" along with revised CA certificates and affidavits with the revised project name "Tulip Crimson".</p>	
20.	Present compliance status as on 12.08.2024 of deficient documents as conveyed in the notice	<ol style="list-style-type: none"> 1. Corrections in REP-I need to be done. The documents to be uploaded need to be provided in PDF format less than 5 mb in size. Status: Not submitted 2. Corrections in the online DPI need to be done. Status: Submitted 3. Deficit fee of Rs. 97,568/- needs to be paid. Status: Paid vide online transaction reference no. RERA-GRGP1722952428 dated 06.08.2024 of Rs. 1,00,000/-

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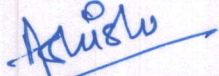
		<p>4. List of units allocated to the license holders and collaborator needs to be submitted. Status: Submitted.</p> <p>5. As per clause 13.1 of collaboration agreement, the parties shall be free to market their share of areas independently on their own. Further, the parties shall be entitled to book/ sell the respective areas allocated to their share and receive advance payments at their own risk and cost without any liability to other. This needs to be clarified. Status: All the collaborators have submitted a letter in favour of Hon'ble Chairman HARERA assuring that they will sell their area after receiving occupation/ completion certificate of the project. In any case, they sell their area before the receipt of OC/CC, same shall be deposited in the project Master Account.</p> <p>6. Environmental clearance needs to be submitted. Status: Recommended by SEAC in 296th meeting dated 20.07.2024</p> <p>7. Fire scheme approval needs to be submitted. Status: Not submitted</p> <p>8. Approved service plans and estimates need to be submitted. Status: Not submitted</p> <p>9. REP-II needs to be revised as the name of project does not match with the application form. Status: Submitted</p> <p>10. Project report needs to be revised as project cost, land cost, construction cost etc. is not mentioned. Status: Submitted</p> <p>11. Clarification for cost of land needs to be revised as it does not specify the ratio of sharing land area between developer & collaborator. Status: Submitted</p> <p>12. Bank Undertaking needs to be revised as project name is not mentioned. Status: Submitted. Original needs to be provided.</p> <p>13. CA certificate for expenditure incurred and to be incurred and CA certificate for REP-1(A-H) needs to be revised. Status: Submitted</p> <p>14. CA Certificate for net worth of promoter on the latest date needs to be submitted. Status: Submitted</p> <p>15. Details of financial resources mentioned in DPI under head loan from other sources amounting Rs 5500 lakhs needs to be submitted. Status: Submitted</p>
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		<p>16. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. Status: Submitted</p> <p>17. Undertaking 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>18. Statement of quarterly expenditure, Quarterly Net Cash Flow statement needs to be revised and statement of quarterly source of funds needs to be submitted. Status: Submitted</p>
21.	Remarks	<p>1. Corrections in REP-I need to be done. The documents to be uploaded need to be provided in PDF format less than 5 mb in size. Status: Not submitted</p> <p>2. As per clause 13.1 of collaboration agreement, the parties shall be free to market their share of areas independently on their own. Further, the parties shall be entitled to book/ sell the respective areas allocated to their share and receive advance payments at their own risk and cost without any liability to other. This needs to be clarified. Status: All the collaborators have submitted a letter in favour of Hon'ble Chairman HARERA assuring that they will sell their area after receiving occupation/ completion certificate of the project. In any case, they sell their area before the receipt of OC/CC, same shall be deposited in the project Master Account.</p> <p>3. Environmental clearance needs to be submitted. Status: Recommended by SEAC in 296th meeting dated 20.07.2024</p> <p>4. Fire scheme approval needs to be submitted. Status: Not submitted</p> <p>5. Approved service plans and estimates need to be submitted. Status: Not submitted</p> <p>6. Bank Undertaking needs to be revised as project name is not mentioned. Status: Submitted. Original needs to be provided.</p>
<p>Recommendation: All the documents submitted by the promoter for registration of project u/s 4 of the Act, 2016 are found to be in order except corrected copy of form REP-I, environmental clearance, fire scheme approval, service plans & estimates approval and original bank undertaking. The Authority may consider for grant of registration subject to the submission of approved service plans & estimates and approved fire scheme within four months from the date of grant of registration, environmental clearance within two months from the date of grant of registration, corrected copy of form REP-I, original bank undertaking and security amount of Rs. 25 lakhs each on account of timely</p>		

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submission of approvals of fire scheme and service plans & estimates before the issuance of registration certificate.


(Ashish Dubey)

Chartered Accountant



(Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing

Monday and 12.08.2024

Proceeding recorded by

Ram Niwas

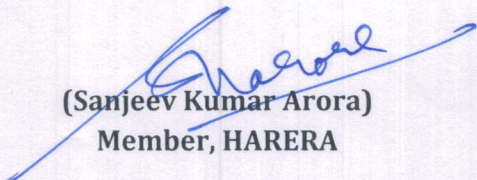
PROCEEDINGS OF THE DAY

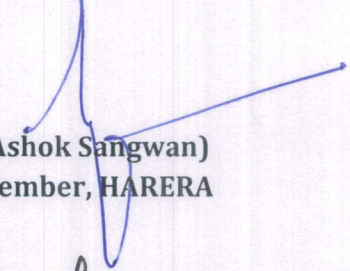
Proceeding dated: 12.08.2024

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

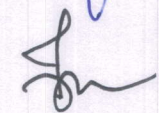
Sh. Vikas Jain (Director), Sh. Chirag Nagpal (Manager) and Sh. Kavia Anand (Environment Eng.) are present on behalf of the promoter.

The request for change of name of the project from "GH70TULIP" to "TULIP CRIMSON" is hereby allowed. The registration of the project is approved as proposed subject to submission of DD/BG of Rs. 25 lakhs each for submission of approved SPE and Fire Scheme approval within four months along with rectification of other deficiencies. The land owners present in person have given an affidavit that they will sell their share of units only after obtaining of OC and thus all amount realized before OC against sale of units shall be deposited in the RERA designated account as per provisions of section 4(2)(I)(D).


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA

