

**Hearing brief for project registration u/s 4**

S.No	Particulars	Details
1.	Name of the project	Vedatam
2.	Name of the promoter	M/s SPJ Properties Pvt. Ltd.
3.	Nature of the project	Commercial Colony
4.	Location of the project	Sector-14, Gurugram
5.	Legal capacity to act as a promoter	License holder
6.	Name of license holder	M/s SPJ Properties Pvt. Ltd.
7.	Status of project	New
8.	Whether registration applied for whole/phase	Whole
9.	Completion date as mentioned in REP-II	30.06.2030
10.	Online application ID	RERA-GRG-PROJ-1833-2024
11.	QPR Compliances RC no. 02 of 2024	April- Dec 2024- Not submitted
12.	4(2)(I)(D) Compliances RC no. 02 of 2024	Not submitted
13.	4(2) (I) (C) Compliances RC no. 02 of 2024	N/A
14.	Status of change of bank account RC no. 02 of 2024	N/A
15.	Details of proceedings pending against the project RC no. 02 of 2024	N/A
16.	RC Conditions Compliances RC no. 02 of 2024	N/A
17.	License no.	101 of 2024 dated 29.07.2024 valid upto 28.07.2029



18.	Total licensed area	4.15625 acres	Area to be registered	4.15625 acres
19.	Total cost of the project	Rs. 400.54 crore		
20.	Expenditure Incurred so far	Rs. 85.51 crore		
21.	Expenditure to be Incurred	Rs. 315.02 crore		
22.	<b>Statutory approvals either applied for or obtained prior to registration</b>			
	S. No.	Particulars	Date of approval	Validity up to
	i)	License Approval	101 of 2024 dated 29.07.2024	valid upto 28.07.2029
	ii)	Zoning Plan Approval	DTCP 10400 dated 30.07.2024	
	iii)	Building plan Approval	ZP-1825/JD(RA)/39596 dated 13.12.2024	12.12.2029
	iv)	Environmental Clearance	24.01.2025	23.01.2035
	v)	Fire Scheme approval	Not submitted	
	vi)	Service plan and estimate approval	Applied on 30.12.2024	
23.	<b>Fee details</b>			
	Registration fee	29434.554*1.75*20=₹10,30,209/-		
	Processing fee	29434.554*10=₹2,94,345/-		
	Late fee	N/A		
	Total	₹13,24,554/-		
24.	Fee Paid at the time of application	1. ₹2,90,000/- 2. ₹7,00,000/- 3. ₹3,34,554/-		
	Fee Paid at the time of submission of earlier	1. ₹5,00,000/- 2. ₹2,94,500/-		



	<b>application ( Refunded vide order dated 30.09.2024 vide cheque no. 002657 dated 23.10.2024 Rs. 7,94,500/- )</b>	
	<b>Total fee paid till date</b>	₹13,24,554/-
	<b>DD no. and date</b>	1. 545272 dated 16.12.2024 2. 545273 dated 16.12.2024 3. 545288 dated 18.01.2025
	<b>Deficit Fee (If any)</b>	Nil
	<b>Name of the bank issuing</b>	PNB Bank
<b>25.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	23.12.2024
	<b>First notice Sent on</b>	17.01.2025
	<b>First hearing on</b>	20.01.2025
	<b>Second hearing on</b>	27.01.2025
	<b>First reply submitted on</b>	20.01.2025
	<b>Second reply submitted on</b>	11.02.2025
	<b>Third reply submitted on</b>	13.02.2025
	<b>Third hearing on</b>	24.02.2025
	<b>Fourth reply submitted on</b>	27.02.2025
	<b>Fourth hearing on</b>	03.03.2025
	<b>Fifth reply submitted on</b>	05.03.2025
<b>23.</b>	<b>Case History: -</b> <p>The Promoter M/s SPJ Properties Pvt. Ltd. who is license holder applied for the registration of real estate commercial colony namely "Vedatam" located at Sector-14, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no.84254 dated 23.12.2024 and RPIN-850. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-18332024.</p> <p><i>The project area for registration is 4.15625 acres and the same is the licensed area i.e., 4.15625 acres issued vide License no -101 of 2024 dated 29.07.2024 valid up to 28.07.2029 under the migration policy after the migration from license no. 125 of 2023.</i></p>	



**The authority has already registered the same land parcel admeasuring 4.15625 acres vide RC no. 02 of 2024 dated 08.01.2024 valid upto 31.03.2026 under license no. 125 of 2023 dated 15.06.2023 issued for the development of commercial plotted colony (SCO).**

On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/850 dated 17.01.2025. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 20.01.2025.

#### **Proceedings dated 20.01.2025**

The matter is adjourned to 10.02.2025.

The promoter has submitted an application dated 24.01.2025 requesting for early hearing. As per the directions of the authority, the matter is preponed to 27.01.2025.

#### **Proceedings dated 27.01.2025**

Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

Sh. Hitesh Garg (Director) and Sh. Himanshu Gupta (Compliance Officer) are present on behalf of the promoter.

A public notice of **three weeks** inviting objections if any with respect to migration of the project namely Vedatam and non-creation of 3<sup>rd</sup> party rights in the same as claimed by the promoter be invited in three newspapers (one Hindi and two English) of wide circulation be issued. The concerned Project Executive to visit the site and submit report in ten days. Matter to be taken up with DTCP/State Government regarding migration of registered projects. Meanwhile the remaining deficiencies be rectified.

The matter to come up on 10.03.2025.

The public notice of **two weeks** was published in three newspapers namely "The tribune", "The Times of India" and "Navbharat Times" dated 30.01.2025 in which last date of filing objections was 14.02.2025 against which no objection has been received in the authority.



The promoter has submitted an application dated 20.02.2025 requesting for early hearing. As per the directions of the authority, the matter is preponed to 24.02.2025.

**Proceedings dated 24.02.2025**

Ms. Prachi Singh, Planning Executive and Ms. Asha Chartered Accountant briefed about the facts of the project.

Mr. Hitesh Garg (Director) and Himanshu Gupta (Compliance Officer Legal) are present on behalf of the promoter.

The AR of the promoter states that no 3rd party rights have been created till date and migration has been got approved from commercial plotted colony (SCO) to Commercial High Rise colony. Further, the promoter is directed to submit a brief regarding the process followed for the migration of the license including issuance of public notices within 3 days in the authority.

The matter to come up on 03.03.2025.

**Proceedings dated 03.03.2025**

Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

Mr. Hitesh Garg (Director) and Himanshu Gupta (Compliance Officer Legal) are present on behalf of the promoter. The AR has submitted the requisite documents on 27.02.2025 and be examined by the office along with status of the objections received, if any, in reference to the public notice issued by the promoter stating that no third party rights have been created till date in respect of the land under the above project.

The matter to come up on 10.03.2025.

<p><b>24. Present compliance status as on 10.03.2025 of the deficiencies conveyed hearing dated 03.03.2025</b></p>	<ol style="list-style-type: none"><li>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). <b>Status:-Not done</b></li><li>2. Corrections in detailed project information needs to be done. <b>Status:- Not done</b></li><li>3. Deficit fee Rs. 3,34,554/- need to be submitted. <b>Status: - Submitted vide DD no. 545288 dated 18.01.2025.</b></li><li>4. The promoter needs to submit the current status of the earlier license no. 125 of 2023 dated 15.06.2023, issued by the DTCP</li></ol>
--	--



	<p>for the development of commercial plotted colony (SCO) which is registered by the authority vide RC no. 02 of 2024 dated 08.01.2024.</p> <p><b>Status: - The promoter states that the previous License No. 125 of 2023 dated 15.06.2023 issued for development of Commercial Plotted Colony (SCO) has been migrated into Commercial Colony by DTCP, Chandigarh Order dated 29.07.2024 and issued the fresh License No. 101 of 2024 dated 29.07.2024 for development of Commercial Colony. Further we have not made any sale or created third party right on the previous License No. 125 of 2023 even after getting RERA Approval.</b></p> <p>5. Affidavit regarding no sale in the project for which license no. 125 of 2023 dated 15.06.2023 was granted which stands migrated to license no. 101 of 2024 dated 29.07.2024 needs to be submitted.</p> <p><b>Status:-Submitted</b></p> <p>6. Information to the revenue department regarding entry of license in the revenue record needs to be submitted.</p> <p><b>Status:- Submitted</b></p> <p>7. Latest Land title search report based on the latest jamabandi after incorporating bar enrolment number needs to be revised.</p> <p><b>Status:- Submitted</b></p> <p>8. Approved Environmental Clearance needs to be submitted. If applied than copy of same needs to be submitted.</p> <p><b>Status: - Submitted</b></p> <p>9. Fire Scheme approval needs to be submitted. If applied than copy of same needs to be submitted.</p> <p><b>Status:- Not submitted</b></p> <p>10. Approved Service plan and estimates needs to be submitted. If applied than copy of same needs to be submitted.</p>
--	---



	<p><b>Status:-Applied On 30.12.2024. Receipt enclosed. Further, the promoter has submitted the BG amounting to 143.02 lacs on account of IDW in DTCP, Haryana on 04.02.2025.</b></p> <p>11. Approval NOCs from the various agencies for connecting external services like road access permission needs to be submitted.</p> <p><b>Status:- The promoter has submitted undertaking stating that the our project is connected with 24 metre main road. Therefore, the road access permission is not required.</b></p> <p>12. Copy of mining permission need to be submitted.</p> <p><b>Status:- Not Submitted</b></p> <p>13. REP-II needs to be submitted.</p> <p><b>Status:- Submitted</b></p> <p>14. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted.</p> <p><b>Status:- Submitted</b></p> <p>15. PERT Chart needs to be submitted.</p> <p><b>Status:- Submitted</b></p> <p>16. Project report need to be revised.</p> <p><b>Status:- Submitted</b></p> <p>17. The Legal documents i.e., application form, BBA, allotment letter and conveyance deed related to allottees is not in the proper format. The same needs to be provided.</p> <p><b>Status:- Revised</b></p> <p>18. Payment receipt need to be revised.</p> <p><b>Status:- Revised</b></p> <p>19. Payment plan needs to be revised.</p> <p><b>Status:- Revised</b></p> <p>20. Draft brochure/advertisement document of the project needs to be submitted.</p> <p><b>Status:- Submitted</b></p> <p>21. Land cost needs to be clarified according to area apply for registration.</p>
--	---



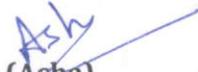
	<p><b>Status:- Submitted</b></p> <p>22. Legible copy of PAN of Hitesh Garg needs to be provided. <b>Status:- Submitted</b></p> <p>23. CA certificate for non-default needs to be submitted. <b>Status:- Submitted</b></p> <p>24. Bank undertaking needs to be revised. <b>Status:- Submitted</b></p> <p>25. Cash flow statement needs to be provided. <b>Status:- Submitted</b></p> <p>26. Quarterly statement of expenditure and sources needs to be provided. <b>Status:- Submitted</b></p> <p>27. Board resolution for operation of bank account needs to be revised. <b>Status:- Submitted</b></p> <p>28. CA certificate for inventory details needs to be provided. <b>Status:- Submitted</b></p> <p>29. Affidavit regarding 10% auto deduct from separate accounts needs to be provided. <b>Status:- Submitted</b></p>
<b>Remarks</b>	<ol style="list-style-type: none"><li>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).</li><li>2. Corrections in detailed project information needs to be done.</li><li>3. Fire Scheme approval needs to be submitted. If applied than copy of same needs to be submitted.</li><li>4. Approved Service plan and estimates needs to be submitted. If applied than copy of same needs to be submitted.</li><li>5. Copy of mining permission need to be submitted.</li></ol>

**Recommendation:** - The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 has been submitted and found to be in order except the online A-H form, Online DPI, Fire Scheme Approval, Approved Service plans and Estimates and Mining Permission.



Whereas, for fire scheme approvals the promoter shall submit a DD/BG amounting to Rs. 25 lakh as a security amount to submit the fire scheme approval within 4 months from the date of issuance of registration certificate.

It is recommended that the Authority may consider the supersession of registration certificate no. 02 of 2024 subject to the submission of the fire scheme approval and approved service plans and estimates within 4 months, mining permission before commencement of construction; and correction in DPI and REP-1(A to H) before issuance of registration certificate.

  
(Asha)

Chartered Accountant



(Prachi Singh)

Planning Executive

Day and Date of hearing	Monday and 10.03.2025
Proceeding recorded by	Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated 10.03.2025.

Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

Sh. Himanshu Gupta (AR) and Sh. Hitesh Garg (AR) are present on behalf of the promoter and states that the DTCP had issued a license no. 125 of 2023 dated 15.06.2023 to develop a commercial colony for area measuring 4.15625 acres in sector-14, Gurugram. The said license was registered by the Authority under section 4 of the Act, 2016 vide RC no. 02 of 2024 dated 08.01.2024 for project namely "Vedattam".

Now, the promoter has obtained license no. 101 of 2024 dated 29.07.2024 under migration policy, 2016 after migration of entire land falling under license no. 125 of 2023 dated 15.06.2023 for development of commercial Plotted Colony. Accordingly, the promoter has submitted the application of registration of project under section 4 of the Act, 2016 namely "Vedatam".

Further, the promoter has submitted the affidavit stating that no third- party rights has been created on the project registered vide RC no. 02 of 2024.

In respect of the above, a public notice of two weeks inviting objections, if any with respect to migration of the project namely Vedatam and non-creation of 3<sup>rd</sup> party rights in the same as claimed by the promoter was published in three newspapers (one Hindi and two English) of wide circulation against which no objection was received.



**HARERA**  
**GURUGRAM**

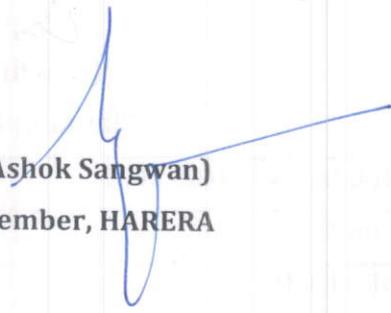
Vedatam

M/s SPJ Properties Pvt. Ltd.

Subsequently, the promoter was directed to submit a brief regarding the process followed for the migration of the license including issuance of public notices in DTCP, Haryana. The promoter submitted a reply dated 27.02.2025 stating that after completing all the conditions of Letter of Intent and scrutiny made by the DTCP, Haryana. The license was obtained under migration policy, 2016 in favour of M/s SPJ Properties Private Limited.

In view of the above, the registration of the project is approved as proposed subject to rectification of the deficiencies and DD of Rs. 25 lakh in lieu of submission of fire scheme approval within four months. This issues without prejudice to the rights of the any allottees existing before issuing registration.

The RC shall be issued after the above compliances.

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

  
(Arun Kumar)  
Chairman, HARERA