

Hearing brief for project registration u/s 4

Hearing brief for project registration u/s 4				M/s SPJ Properties Pvt. Ltd.
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		



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22.	Statutory approvals either applied for or obtained prior to registration			
	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.	Fee details			
	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 application (Refunded vide order dated 30.09.2024 vide cheque no. 002657 dated 23.10.2024 Rs. 7,94,500/-)	1. ₹5,00,000/-		
		2. ₹2,94,500/-		
	Total fee paid till date	₹13,24,554/-		
	DD no. and date	1. 545272 dated 16.12.2024		
		2. 545273 dated 16.12.2024		
		3. 545288 dated 18.01.2025		
	Deficit Fee (If any)	Nil		
	Name of the bank issuing	PNB Bank		
25.	File Status			
	File received on	23.12.2024		
	First notice Sent on	17.01.2025		
	First hearing on	20.01.2025		
	First reply submitted on	20.01.2025		
	Second reply submitted on	11.02.2025		
	Third reply submitted on	13.02.2025		

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



23. Case History: -

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.

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.

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 3rd 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.

24. Present compliance status as on 24.02.2025 of the deficiencies conveyed hearing dated 27.01.2025

1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).

Status:-Not done

2. Corrections in detailed project information needs to be done.



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Status:- Not done

3. Deficit fee Rs. 3,34,554/- need to be submitted.

Status: - Submitted vide DD no. 545288 dated 18.01.2025.

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 for the development of commercial plotted colony (SCO) which is registered by the authority vide RC no. 02 of 2024 dated 08.01.2024.

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.

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.

Status:-Submitted

6. Information to the revenue department regarding entry of license in the revenue record needs to be submitted.

Status:- Submitted

7. Latest Land title search report based on the latest jamabandi after incorporating bar enrolment number needs to be revised.

Status:- Submitted

8. Approved Environmental Clearance needs to be submitted. If applied than copy of same needs to be submitted.

Status: - Submitted

9. Fire Scheme approval needs to be submitted. If applied than copy of same needs to be submitted.

Status:- Not submitted

10. Approved Service plan and estimates needs to be submitted. If applied than copy of same needs to be submitted.

Status:-Applied On 30.12.2024. Receipt enclosed.

11. Approval NOCs from the various agencies for connecting external services like road access permission needs to be submitted.

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.



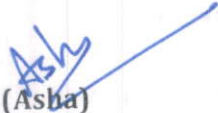

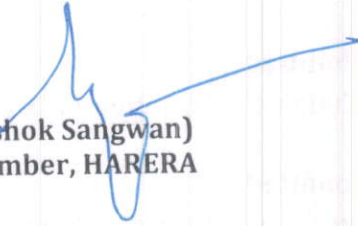
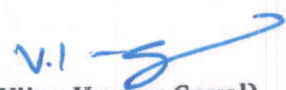

		<p>12. Copy of mining permission need to be submitted. Status:- Not Submitted</p> <p>13. REP-II needs to be submitted. Status:- Submitted</p> <p>14. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted. Status:- Submitted</p> <p>15. PERT Chart needs to be submitted. Status:- Submitted</p> <p>16. Project report need to be revised. Status:- Submitted</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. Status:- Revised</p> <p>18. Payment receipt need to be revised. Status:- Revised</p> <p>19. Payment plan needs to be revised. Status:- Revised</p> <p>20. Draft brochure/advertisement document of the project needs to be submitted. Status:- Submitted</p> <p>21. Land cost needs to be clarified according to area apply for registration. Status:- Submitted</p> <p>22. Legible copy of PAN of Hitesh Garg needs to be provided. Status:- Submitted</p> <p>23. CA certificate for non-default needs to be submitted. Status:- Submitted</p> <p>24. Bank undertaking needs to be revised. Status:- Submitted</p> <p>25. Cash flow statement needs to be provided. Status:- Submitted</p> <p>26. Quarterly statement of expenditure and sources needs to be provided. Status:- Submitted</p> <p>27. Board resolution for operation of bank account needs to be revised. Status:- Submitted</p> <p>28. CA certificate for inventory details needs to be provided. Status:- Submitted</p> <p>29. Affidavit regarding 10% auto deduct from separate accounts needs to be provided.</p>
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Status:- Submitted					
Remarks	<ol style="list-style-type: none">1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).2. Corrections in detailed project information needs to be done.3. The promoter needs to submit the current status of the earlier license no. 125 of 2023 dated 15.06.2023, issued by the DTCP for the development of commercial plotted colony (SCO) which is registered by the authority vide RC no. 02 of 2024 dated 08.01.2024.4. Fire Scheme approval needs to be submitted. If applied than copy of same needs to be submitted.5. Approved Service plan and estimates needs to be submitted. If applied than copy of same needs to be submitted.6. Copy of mining permission need to be submitted.				
<div style="display: flex; justify-content: space-between;"><div style="text-align: center;"> (Asha) Chartered Accountant</div><div style="text-align: center;"> (Prachi Singh) Planning Executive</div></div> <table border="1" style="width: 100%;"><tr><td>Day and Date of hearing</td><td>Monday and 24.02.2025</td></tr><tr><td>Proceeding recorded by</td><td>Ram Niwas</td></tr></table> <p style="text-align: center;">PROCEEDINGS OF THE DAY</p> <p>Ms. Prachi Singh, Planning Executive and Ms. Asha Chartered Accountant briefed about the facts of the project.</p> <p>Mr. Hitesh Garg (Director) and Himanshu Gupta (Compliance Officer Legal) are present on behalf of the promoter.</p> <p>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.</p> <p>The matter to come up on 03.03.2025.</p> <div style="display: flex; justify-content: space-around; align-items: center;"><div style="text-align: center;"> (Ashok Sangwan) Member, HARERA</div><div style="text-align: center;"> (Vijay Kumar Goyal) Member, HARERA</div></div> <div style="text-align: center; margin-top: 20px;"> (Arun Kumar) Chairman, HARERA</div>		Day and Date of hearing	Monday and 24.02.2025	Proceeding recorded by	Ram Niwas
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