

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**Promoter - M/s Subh Housing (Gurgaon) LLP.**  
**Project - Seggovias.**
**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details	
1.	Name of the project	Seggovias.	
2.	Name of the promoter	M/s Subh Housing (Gurgaon) LLP.	
3.	Nature of the project	Group Housing Colony under Retirement Housing Policy.	
4.	Location of the project	Sector- 70A, Gurugram.	
5.	Legal capacity to act as a promoter	License holder	
6.	Name of the license holder	M/s Subh Housing (Gurgaon) LLP.	
7.	Name of Collaborator	N/A	
8.	Status of project	New.	
9.	Whether registration applied for whole	N/A	
	Phase no. applied	N/A	
	Nature of phase	N/A	
10.	Online application ID	RERA-GRG-PROJ-1923-2025.	
11.	License no.	02 of 2025 dated 08.01.2025.	Valid up to 07.01.2030.
12.	Total licensed area	1.57875 acres	Area to be registered 1.57875 acres
13.	Projected completion date	OC – 31.03.2032. CC – 30.06.2032.	
14.	QPR Compliances	N/A as new project.	
15.	4(2)(I)(D) Compliances	N/A as new project.	
16.	4(2)(I)(C) Compliances	N/A as new project.	
17.	Status of change of bank account	N/A as new project.	
18.	Details of proceedings pending against the project	N/A as new project.	
19.	RC Conditions Compliances	N/A as new project.	
20.	Total Project cost	Rs 803.19 cr/-	
21.	Project expenditure so far	Rs 139.70 cr/-	
22.	Estimated expenditure for completion so far	Rs 663.49 cr/-	
23.	Total no of towers and units	Towers – 1, Units – 124.	
24.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	02 of 2025 dated 08.01.2025. 07.01.2030.
	ii)	Zoning Plan Approval	Drg No. DTCP 10797 dated 17.03.2025.
	iii)	Building plan Approval	ZP-2083/PA(DK)/2025/14611 dated 23.04.2025. 22.04.2030.

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 Project - Seggovias.

	iv)	Airport clearance height	PALM/NORTH/B/101124/127806 1 dated 25.10.2025.	Project - Seggovias. 22.10.2032.
	v)	Environmental Clearance	Not Submitted	
	vi)	Fire approval scheme	Not submitted.	
	vii)	Service plan and estimate approval	Not submitted.	
25.	Fee Details			
	Registration Fee		Residential 14,566.839* 2.37 * 10 = Rs. 3,45,234/- Commercial 575.007 x 2.37 x 20 = Rs 27,255/- Total = 3,45,234 + 27,255 = Rs. 3,72,489/-	
	Processing Fee		15141.846 * 10 = Rs 1,51,418/-	
	Late Fee		N/A	
	Total Fee		3,72,489 + 1,51,418 Rs 5,23,907/-	
	DD amount		Rs 5,12,000/- Rs. 12000/- Total – Rs. 5,24,000/-	
	DD no. and date		502651 dated 21.04.2025. 502663 dated 09.05.2025.	
	Name of the bank issuing		ICICI Bank	
	Deficient amount		5,23,907- 5,24,000 -93/- (NIL)	
26.	File Status		Date	
	File received on		24.04.2025.	
	First notice sent on		08.05.2025.	
	Documents submitted on		13.05.2025.	
	First hearing on		19.05.2025.	
27.	Case History: The Promoter M/s Subh Housing (Gurgaon) LLP. who is a license holder applied for the registration of real estate project of Group Housing Colony under Retirement Housing Policy namely “Seggovias” located at Sector-70A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1923-2025. The project area for registration is 1.57875 acres vide license no. 02 of 2025			

	dated 08.01.2025 valid up to 07.01.2030. The DTCP has approved the building plans on 23.04.2025.
	The first deficiency notice has been dispatched on 08.05.2025.
<b>28.</b>	<p><b>Present compliance status as on 19.05.2025 of deficit documents as per the deficiency notice dated 08.05.2025.</b></p> <ol style="list-style-type: none"> <li>Deficit Fee of Rs 11,907/- needs to be submitted. Status – Submitted Rs. 12,000/- vide DD no 502663 dated 09.05.2025 of ICICI bank.</li> <li>The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status – Not Submitted.</li> <li>Online DPI needs to be corrected. Status – Submitted but needs to be revised.</li> <li>Environmental clearance needs to be submitted. Status – Not Submitted.</li> <li>Fire scheme approval needs to be submitted. Status – Not Submitted and applied on 23.04.2025.</li> <li>Approved service plan and estimates needs to be submitted. Status – Not Submitted and applied on 26.04.2025.</li> <li>Mining permission needs to be submitted. Status – Not Submitted and promoter has submitted an undertaking to submit the mining permission before start of excavation work.</li> <li>Road access permission needs to be submitted. Status – Not Submitted and promoter stated that road is connected with 12m service road.</li> <li>Copy of approved zoning plan needs to be submitted. Status – Submitted.</li> <li>Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status – Submitted.</li> <li>Draft Conveyance deed needs to be revised. Status – Submitted but needs to be revised.</li> <li>Draft allottees documents i.e., Application form, BBA and allotment letter as per prescribed format needs to be revised. Status – Submitted but needs to be revised.</li> <li>Details of any other cost mentioned in DPI amounts to Rs 714 lakhs needs to be submitted. Details of financial resources from other sources mentioned in DPI amounts to Rs 3600 lakhs needs to be submitted.</li> </ol>



		<p>Status – Submitted but details of financial resources from other sources mentioned in DPI amounts to Rs 3600 lakhs needs to be submitted.</p> <p>14. Original non-encumbrance certificate not below the rank of tehsildar dated 16.01.2025 needs to be submitted. Promoter affidavit for no loan on the project needs to be submitted. Status – Submitted.</p> <p>15. Original CA Certificate of REP-1 (A-H), net worth, non-default, expenditure incurred and to be incurred dated 23.04.2025 needs to be submitted. Status – Submitted.</p> <p>16. Original Bank Undertaking dated 07.04.2025 needs to be submitted. Status - Submitted but needs to be revised as project name is incorrect.</p> <p>17. Project Report, Challan of EDC &amp; IDC paid for the project needs to be submitted. Status – Submitted.</p>
29.	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Environmental clearance needs to be submitted.</p> <p>4. Fire scheme approval needs to be submitted.</p> <p>5. Approved service plan and estimates needs to be submitted.</p> <p>6. Mining permission needs to be submitted.</p> <p>7. Road access permission needs to be submitted.</p> <p>8. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.</p> <p>9. Draft Conveyance deed needs to be revised.</p> <p>10. Draft allottees documents i.e., Application form, BBA and allotment letter as per prescribed format needs to be revised.</p> <p>11. Details of financial resources from other sources mentioned in DPI amounts to Rs 3600 lakhs needs to be submitted.</p> <p>12. Original Bank Undertaking dated 07.04.2025 needs to be submitted.</p>

**Recommendation** - All the required documents for registration under section 4 of the Act, 2016 have been submitted except Environmental Clearance, fire scheme approval, approved service plans and estimates, corrections in form A-H and DPI, mining permission. The Authority may consider for grant of

registration upon submission of DD's/BG's of Rs 25 lakhs each for the submission of environmental clearance, fire scheme approval and approved service plans and estimates within four months of the issuance of registration certificate and mining permission before start of excavation work.

(On leave)

**Ashish Dubey**  
**Chartered Accountant**

(Shashank)

**Shashank Sharma**  
**Associate Engineer Executive**

<b>Day and Date of hearing</b>	Monday and 19.05.2025
<b>Proceeding recorded by</b>	Ram Niwas

### PROCEEDINGS OF THE DAY

Proceedings dated: 19.05.2025.

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the case.

Sh. Ayush Singla (AR), Ms. Suman Kaushik are present on behalf of promoter and states that EC, Fire Scheme approval and service plans and estimates have been applied to the concerned authorities and the same shall be obtained. Further, the project is well connected to the 12m service road, so road access permission is not required.

Approved as proposed subject to submission of the requisite BG's/DD of Rs. 25 lakh each as a security amount for the submission of EC, approved fire scheme and approved SPE within four months failing which, the same shall be forfeited. Mining permission shall be obtained before start of excavation at site.

The RC shall be issued after submission of remaining documents including the correction in form A-H and DPI along with the DD/BG's as above.

(Ashok Sangwan)  
 Member, HARERA

(Vijay Kumar Goyal)  
 Member, HARERA

(Arun Kumar)  
 Chairman, HARERA

