

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

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| PROJECT | REACH THE BAZARIA |
| PROMOTER | REACH PROMOTERS PVT. LTD. |

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

| S.No | Particulars | Details |
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| 1. | Name of the project | Reach The Bazaria |
| 2. | Name of the license holders | Reach Promoters Pvt. Ltd. Realbiz Realty Pvt. Ltd. |
| 3. | Name of the promoter | M/s Reach Promoters Pvt. Ltd. |
| 4. | Nature of the project | Commercial plotted colony |
| 5. | Location of the project | Sector 68, 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-1870-2024 |
| 11. | License no. | 138 of 2024 dated 05.11.2024 |
| 12. | Total licensed area | 6.25 acres |
| | | Area to be registered |
| | | Valid up to 04.11.2029 |
| 13. | Project completion date as declared u/s 4(2)(I)(C) | 30.09.2029 |
| 14. | QPR Compliance (If applicable) | N/A |
| 15. | 4(2)(I)(c) Compliance (If applicable) | N/A |
| 16. | 4(2)(I)(D) Compliance (If applicable) | N/A |
| 17. | Status of change of bank account | N/A |
| 18. | RC compliance | N/A |
| 19. | Number of units | 58 SCOs |
| 20. | Total Project cost | Rs. 183.02 crores |
| 21. | Project Expenditure So far | Rs. 123.12 crores |
| 22. | Estimates expenditure for completion so far | Rs. 59.90 crores |

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

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| 23. | Statutory approvals either applied for or obtained prior to registration | | | |
| | S.N | Particulars | Date of approval | Valid up to |
| | 1. | License Approval | 138 of 2024 dated 05.11.2024 | 04.11.2029 |
| | 2. | Layout plan approval | DTCP 10566 dated 06.11.2024 | |
| | 3. | Standard design approval | ZP-2058/PA(DK)/2025/3697 dated 28.01.2025 | |
| | 4. | Environmental Clearance | N/A | |
| | 5. | Airport Height Clearance | N/A | |
| | 6. | Electrical load | Ch-61/Drg.-26B dated 22.11.2024 | |
| | 7. | Fire scheme approval | N/A | |
| 8. | Service plan and estimate approval | Not submitted | | |
| 16. | Fee Details | | | |
| | A) Registration fee | (37939.218 x 1.5 x 20) = Rs. 11,38,177/- | | |
| | B) Processing Fee | 37939.218 x 10 = Rs. 3,79,392/- | | |
| | C) Processing fee forfeited in earlier application (1812-2024) | = Rs. 3,79,392/- | | |
| | D) Late Fee | N/A | | |
| | Total Fee (A+B+C+D) | Rs. 18,96,961/- | | |
| 17. | DD Details | | | |
| | DD No. and Date | 639916 dated 02.12.2024 640025 dated 28.01.2025 | | |
| | Fees Paid | Rs. 15,17,600/- Rs. 3,79,400/- | | |
| | Deficit fee | Nil | | |
| 18. | File Status | Date | | |
| | File received on | 29.01.2025 | | |
| | First notice Sent on | 07.02.2025 | | |
| | 1 st hearing on | 24.02.2025 (adjourned) | | |
| | 2 nd hearing on | 03.03.2025 | | |
| 19. | Case History: - | | | |



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| | <ol style="list-style-type: none"> 1. The promoter M/s Reach Promoters Pvt. Ltd. has applied on 29.01.2025 for registration of the commercial plotted colony namely "Reach The Bazaria" under section 4 of Real Estate (Regulation and Development), Act 2016. 2. The project pertains to license no. 138 of 2024 dated 05.11.2024 measuring 6.25 acres issued by DTCP in favour of M/s Reach Promoters Pvt. Ltd. and M/s Realbiz Realty LLP in collaboration with M/s Reach Promoters Pvt. Ltd. after migration of area measuring 4.1125 acres from license no. 150 of 2022 dated 28.09.2022 and area measuring 0.1688 acres from license no. 17 of 2010 dated 13.02.2010 along with fresh area measuring 1.9688 acres. 3. The promoter stated in its reply dated 07.02.2025 that with respect to license no. 150 of 2022, the promoter has not till date obtained the building plan approval and therefore neither applied for RERA registration and nor advertised, marketed, booked, sold or offered to sale in any manner any area proposed to be developed under the said license. 4. With respect to license no. 17 of 2010, the promoter stated that the said license, prior to migration was 6.26 acres (only 2.69 % area i.e., 0.1688 acres is migrated). The project under the said license was developed in two parts, one office complex and the other retail complex. The OC of the office area was issued by DTCP vide memo no. ZP-603/SD(BS)/2017/18007 dated 27.07.2017 which is prior to the commencement of Rules, 2017. Further, the OC of retail complex is issued by DTCP vide memo no. ZP-603-Vol-II/SD(DK)/2019/19762 dated 16.08.2019, however, no third-party rights have been created in the retail area. The project is in self occupancy and shall be on lease model. 5. The promoter has submitted the consents of 22 out of 33 unique allottees of license no. 17 of 2010. A public notice dated 15.02.2025 was issued in The Tribune (English), The Hindu (English) and Dainik Jagran (Hindi) inviting objection regarding the application for registration submitted and the above claim of the promoter with an opportunity of personal hearing on 03.03.2024. No objection has been received in the Authority till date. 6. Various replies dated 07.02.2025, 14.02.2025, 17.02.2025 and 19.02.2025 submitted by the promoter have been examined and the status of remaining deficiencies is mentioned below: |
| 20. | <p>Present compliance status as on 03.03.2025 of deficient documents as conveyed in notice dated 07.02.2025</p> <ol style="list-style-type: none"> 1. Corrections need to be made 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 2. Corrections in online DPI need to be done. Status: Needs to be revised 3. It is noted that the license no. 138 of 2024 dated 05.11.2024 granted for the development of project applied for registration is issued after migration of area |

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| | <p>measuring 4.1125 acres from license no. 150 of 2022 dated 28.09.2022 and area measuring 0.1688 acres from license no. 17 of 2010 dated 13.02.2010 along with fresh area measuring 1.9688 acres. You are, therefore, required to provide the earlier approved building plans / layout plan and clarify the status of RERA registration, advertisement, marketing, booking, sale and offer to sale made in any manner based on the earlier licenses. The promoter shall be liable to pay the late fee, if applicable.</p> <p>Status: The promoter states that the said license, prior to migration was 6.26 acres (only 2.69 % area i.e., 0.1688 acres is migrated). The project under the said license was developed in two parts, one office complex and the other retail complex. The OC of the office area was issued by DTCP vide memo no. ZP-603/SD(BS)/2017/18007 dated 27.07.2017, prior to commencement of Rules of 2017. Further, the OC of retail complex is issued by DTCP vide memo no. ZP-603-Vol-II/SD(DK)/2019/19762 dated 16.08.2019 however, no third-party rights have been created in the retail area and the same is for self-occupancy and shall be on lease model. No sale is proposed in the retail area, hence, late fee is not applicable.</p> <p>4. In accordance with clause 7 of the collaboration agreement dated 03.07.2024, the list of plots allocated to the landowner as well as allocated plots demarcated on approved layout plan duly stamped and signed by both the parties need to be submitted.</p> <p>Status: Submitted</p> <p>5. Copy of registered power of attorney needs to be provided.</p> <p>Status: The promoter has stated that the power of attorney has not been executed yet. The copies of board resolutions have been submitted.</p> <p>6. Land title search report duly stamped and signed by the advocate/ law firm needs to be submitted.</p> <p>Status: Submitted</p> <p>7. Approved service plans and estimates need to be submitted.</p> <p>Status: Not submitted</p> |
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| | | <p>supporting documents. Details of any other cost needs to be submitted.</p> <p>Status: Submitted but paid challan of EDC & IDC needs to be submitted.</p> <p>6. CHG form along with affidavit for no loan on the project needs to be submitted.</p> <p>Status: CHG form needs to be submitted.</p> <p>7. Original bank undertaking needs to be submitted.</p> <p>Status: Not Submitted</p> |
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| 22. | <p>Recommendation: The application for registration of the project u/s 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the corrections in REP-I, DPI, approval of service plans & estimates, clarification of financial resources, CHG form and final bank undertaking.</p> <p>It is recommended that the Authority may consider for grant of registration subject to submission of approved service plans & estimates and other deficiencies before issuance of registration certificate.</p> |
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| <p><i>Ashish</i> (Ashish Dubey) Chartered Accountant</p> | <p><i>Neeraj</i> (Neeraj Gautam) Associate Architectural Executive</p> |
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| Day and Date of hearing | Monday and 03.03.2025 |
| Proceeding recorded by | Ram Niwas |

PROCEEDINGS OF THE DAY

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

Sh. Deepak Sethi (AR), Sh. Vivek Lohani (AR), Sh. Sharad Tiwari (AR) and Ms. Monica Chugh (AR) are present on behalf of the promoter and states that the present application pertains to new license no. 138 of 2024 dated 05.11.2024 which is granted by DTCP after migration of area measuring 4.1125 acres from license no. 150 of 2022 dated 28.09.2022 and area measuring 0.1688 acres from license no. 17 of 2010 dated 13.02.2010 along with fresh area measuring 1.9688 acres.

The promoter states that no building plan has been obtained till date with respect to license no. 150 of 2022, and therefore the promoter neither applied for RERA registration and nor advertised, marketed, booked, sold or offered to sale in any manner any area proposed to be developed under the said license.

It is further stated by the promoter that the license no. 17 of 2010 dated 13.02.2010, was granted for an area measuring 6.26 acres. The project under the said license was developed in two parts, one office complex and the other retail complex. The OC of the office area was issued by DTCP vide memo no. ZP-603/SD(BS)/2017/18007 dated 27.07.2017 which is prior to the commencement of Haryana Real Estate (Regulation and Development) Rules,

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HARERA
GURUGRAM

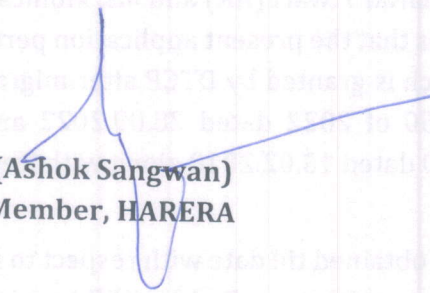
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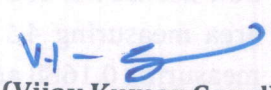
2017. Further, the OC of retail complex is issued by DTCP vide memo no. ZP-603-Vol-II/SD(DK)/2019/19762 dated 16.08.2019 which is after the commencement of Rules of 2017. The AR of the promoter further states that no third-party rights have been created in the retail area and the same is for self-occupancy and is on lease model. No sale is proposed in the retail area of the project area and hence no registration is required in terms of clarification issued by HRERA vide its memo no. HRERA/RD/2017/35/1049 dated 15.09.2017 wherein it is clarified that a promoter may register his licensed (unlaunched) projects any time in future before he intends to advertise, market, book, sell or offer to sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in the planning area..

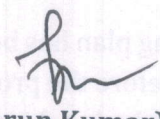
The promoter has submitted the consent of 22 allottees out of 33 unique allottees in the office complex falling in license no. 17 of 2010 dated 13.02.2010 in the Authority. A public notice inviting objections with respect to the consents submitted and the above claims made by the promoter were published in The Tribune (English), The Hindu (English) and Dainik Jagran (Hindi) and no objection is received in the Authority.

The registration of the project namely "Reach The Bazaria" under section 4 of Real Estate (Regulation and Development), Act 2016 applied for registration vide application dated 29.01.2025 is approved as proposed subject to submission of approved service plans and compliance of the other minor deficiencies.

The registration certificate shall be issued after rectifications in form REP-I, DPI and other deficiencies listed above at S. No. 21.


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA