



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**Project - M/s Tarc Limited
RERA-GRG-1704-2024**

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Tarc Ishva	
2.	Name of the promoter	M/s Tarc Limited	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector- 63A, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of the license holder	M/s Tarc Limited	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
9.	Online application ID	RERA-GRG-PROJ-1704-2024	
10.	License no.	137 of 2023 dated 05.07.2023	Valid upto 04.07.2028
11.	Total licensed area	6.95 acres	Area to be registered 6.95 acres
12.	Projected completion date	OC: 30.09.2031 CC: 31.12.2031	
13.	QPR Compliances (if applicable)	N/A	
14.	4(2)(I)(D) Compliances (if applicable)	N/A	
15.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	137 of 2023 dated 05.07.2023 04.07.2028
	ii)	Zoning Plan Approval	DGTCP-9367 dated 06.07.2023
	iii)	Building plan Approval	ZP-1875/PA(DK)/2024/26042 dated 14.08.2024 13.08.2029
	iv)	Environmental Clearance	Applied on 18.11.2023
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023 /215/777-80 dated 28.03.2023 27.03.2031
	vi)	Fire scheme approval	Applied on 18.08.2024
	vii)	Service plan and estimate approval	Applied on 16.08.2024
16.	Fee Details		

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 अर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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RERA-GRG-1704-2024

	Registration Fee	Residential – 87141.26168 *3.098* 10 = Rs. 26,99,636/- Commercial –140.628 *1*20 = Rs. 2813/-
	Processing Fee	87,281.88968 x 10 = Rs. 8,72,819/-
	Late Fee	-
	Total Fee	Rs. 35,75,268/-
17.	DD amount	Rs 8,87,000/- Rs 17,75,000/- Rs 8,86,500/- Rs 27,000/-
	DD no. and date	589016 dated 06.07.2024 589017 dated 06.07.2024 589027 dated 19.08.2024 589031 dated 27.08.2024
	Name of the bank issuing	Kotak Mahindra Bank
	Deficient amount	-
18.	File Status	Date
	File received on	16.08.2024
	First notice Sent on	23.08.2024
	First hearing on	02.09.2024
19.	Case History:	<p>The promoter M/s Tarc Limited. who is a license holder had applied for the registration of real estate project namely “Tarc Ishva” located at Sector-63A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 77150 dated 09.08.2024 and RPIN-782. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1704-2024. The project area for registration is 6.95 acres and the licensed area is 6.95 acres granted under License no – 137 of 2023 dated 05.07.2023 which is valid upto 04.07.2028.</p> <p>While scrutiny of the application, it is noticed that earlier license no. 30 of 2013 and 31 of 2013 was issued by DTCP, Haryana granted to North South Properties Pvt. Ltd. in collaboration with Anant Raj Industries Ltd., for developing Commercial colony over an area admeasuring 2.95 acres and 4 acres respectively in Sector -63A, Gurugram has been migrated to license no. 137 of 2023 dated 05.07.2023 admeasuring 6.95 acres for developing “Group Housing” in sector 63A, Gurugram.</p> <p>The application for registration was scrutinized and 1st deficiency notice was issued on 23.08.2024 to the promoter. An opportunity of being heard is scheduled on 02.09.2024.</p> <p>The promoter has submitted the affidavit stating that the said project has not been advertised, marketed, booked, or sold or offered for sale, and no person was invited to purchase in any</p>

	<p>manner any apartment or building in the project land falling under license no. 30 of 2013 and 31 of 2013 or part of it in any planning area.</p> <p>Public notice was issued on 24.08.2024 and no objection has been received.</p> <p>The status of the documents is mentioned below:</p>	
<p>20.</p>	<p>Present compliance status as on 02.09.2024 deficient documents as observed on scrutiny</p>	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted, but needs to be revised. 2. DPI needs to be corrected. Status: Submitted, but needs to be revised. 3. Deficit Fee of Rs. 9,13,268/- needs to be submitted. Status: Submitted 4. The license no. 137 of 2023 dated 05.07.2023 admeasuring 6.95 acres is granted by DTCP after migration of 2.95 acres from license no. 30 of 2013 and 4.0 acres from license no. 31 of 2013. You are, therefore, required to provide the status as to why the registration of the project pertaining to license no. 30 of 2013 and 31 of 2013 has not been obtained till date. You are further required to provide the details of sold and unsold inventory along with the status of development works on site. Status: No sale affidavit submitted by the license holder i.e. M/s Tarc Limited regarding the same. Public Notice has been submitted by the promoter in The Tribune(English) and Jan Sata (Hindi) dated 24.08.2024. No objections received till yet. 5. Environment Clearance needs to be submitted. Status: Not Submitted, the promoter has applied for the approval of EC on 18.11.2023. 6. Fire scheme approval needs to be submitted, if applied than copy of the same needs to be submitted. Status: Not Submitted, the promoter has applied for the approval of Fire scheme on 18.08.2024. 7. Approved Service Plan and Estimates need to be submitted, if applied then copy of the same needs to be submitted.

	<p>Status: Not Submitted, the promoter has applied for the approval of SPE on 16.08.2024.</p> <p>8. Mutation is not submitted for the whole area. Status: Submitted</p> <p>9. Project report along with the brochure of current project and project photos needs to be submitted. Status: Submitted</p> <p>10. Mining permission needs to be submitted. Status: Undertaking given for Mining Approval/NOC stating that the promoter will submit the same before the start of excavation of the project.</p> <p>11. Demarcation plan needs to be submitted. Status: Submitted</p> <p>12. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted</p> <p>13. Draft Allotment letter needs to be revised. Status: Submitted, but needs to be revised.</p> <p>14. Draft Builder Buyer Agreement, Conveyance deed & receipt needs to be revised. Status: Submitted, but BBA needs to be revised.</p> <p>15. PERT chart needs to be submitted. Status: Submitted</p> <p>16. Draft advertisement needs to be submitted. Status: Submitted</p> <p>17. Bank Undertaking needs to be submitted. Status: Submitted</p> <p>18. NOC from Catalyst trusteeship Ltd needs to be revise as project name is incorrect. Status: Submitted but original needs to be submitted.</p> <p>19. Non-Encumbrance Certificate dated 08.08.2024 needs to be submitted in original. Status: Submitted</p> <p>20. Details needs to be submitted as mentioned in DPI as financial resources amounts to Rs 12000 lakhs from equity by promoter. Status: Submitted</p> <p>21. Costing details in REP 1 needs to be revised. Status: Not Submitted</p> <p>22. CA Certificate for net worth, CA Certificate for REP-1, CA Certificate for non- default in debt & statutory liabilities and CA Certificate for</p>
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RERA-GRG-1704-2024

		<p>expenditure incurred & to be incurred needs to be submitted. Status: Submitted</p> <p>23. Quarterly Net Cash Flow Statement, Quarterly schedule of expenditure and source of funds along with project report needs to be submitted. Status: Submitted</p> <p>24. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(1)(D) needs to be revised as project cost doesn't match with DPI. Status: Submitted</p> <p>25. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. Status: Challan of IDC and EDC needs to be submitted.</p>
21.	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. DPI needs to be corrected.</p> <p>3. The license no. 137 of 2023 dated 05.07.2023 admeasuring 6.95 acres is granted by DTCP after migration of 2.95 acres from license no. 30 of 2013 and 4.0 acres from license no. 31 of 2013. You are, therefore, required to provide the status as to why the registration of the project pertaining to license no. 30 of 2013 and 31 of 2013 has not been obtained till date. You are further required to provide the details of sold and unsold inventory along with the status of development works on site. Status: No sale affidavit submitted by the license holder i.e. M/s Tarc Limited regarding the same. Public Notice has been submitted by the promoter in The Tribune (English) and Jan Sata (Hindi) dated 24.08.2024. No objections received till yet.</p> <p>4. Environment Clearance needs to be submitted.</p> <p>5. Fire scheme approval needs to be submitted.</p> <p>6. Approved Service Plan and Estimates need to be submitted.</p> <p>7. Mining permission needs to be submitted.</p> <p>8. Draft Allotment letter needs to be revised.</p> <p>9. Draft Builder Buyer Agreement needs to be revised.</p>



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		10. NOC from Catalyst trusteeship Ltd needs to be revised as project name is incorrect. Status: Submitted but original needs to be submitted. 11. Costing details in REP 1 needs to be revised. 12. Challan of IDC & EDC needs to be submitted
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Recommendation: The application submitted by the promoter for registration of the project along with requisite documents is found to be in order except the documents listed above at S. No. 21. It is recommended that the Authority may grant registration subject to the removal of above-mentioned deficiencies.

Ashish

Ashish Dubey
Chartered Accountant

Nikita

Nikita Mittal
Planning Executive

Day and Date of hearing

Monday and 02.09.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceeding dated: 02.09.2024.

Ms. Nikita Mittal, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Sh. Ajay Pathania (AR), Sh. Atul Mahindroo (AR) and Sh. Dinesh Chahal (AR) are present on behalf of the promoter.

Approved as proposed subject to submission of BG/DD of Rs. 25 lakh each in lieu of submission of approved SPE, EC and fire clearance. The requisite rectification in the allotment letter, BBA, A to H Form and DPI shall be made before issuance of RC.

(Ashok Sangwan)
(Ashok Sangwan)
Member, HARERA

vi-3
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
(Arun Kumar)
Chairman, HARERA