





PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

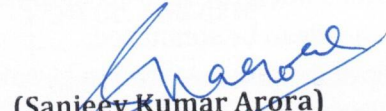
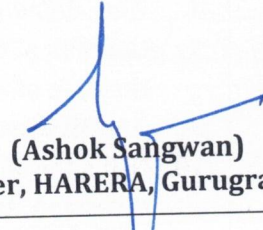
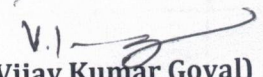
SNo.	Particulars	Details		
1.	Name of the project	Luxe Residency 112		
2.	Name of the promotor	M/s Rishali Developers LLP		
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 112, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	M/s Pinne Industrial Consultant Pvt. Ltd. M/s Zonex Developers Pvt. Ltd. M/s Logical Estate Pvt. Ltd. Shri Bhagwan, Zilay Singh & Kapoor Ss/o Sh. Nihal Singh		
7.	Whether registration applied for whole	whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1277-2022		
10.	License no.	177 of 2022 dated 03.11.2022	Valid up to 02.11.2027	
11.	Total licensed area	7.68125 Acres	Area to be registered 7.68125 Acres	
12.	Project completion date as declared u/s 4(2)(I)(c)	03.11.2027		
13.	QPR compliance	N/A		
14.	4(2)(I)(D) compliance	N/A		
15.	Compliance of conditions of RC	N/A		
16.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	03.11.2022	02.11.2027
	ii)	Zoning Plan Approval	10.01.2023	
	iii)	Layout plan Approval	03.11.2022	
	iv)	Environmental Clearance	N/A	



	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Recommender from CE, GMDA to DG, TCP, Haryana
	viii)	Electricity load availability connection	17.12.2022
17.	Fee details		
	Registration fee	(1243.39 x 20) + (29841.48 x 10) =Rs. 3,23,283/-	
	Processing Fee	31084.87 x 10 =Rs. 3,10,849/-	
	Late fee	Nil	
	Total fee	Rs. 6,34,132/-	
18.	DD amount	Rs. 6,34,200/-	
	DD no. and date	517740 dated 25.01.2023	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	NIL	
19.	File Status	Date	
	Project received on	31.01.2023	
	First notice sent on	10.02.2023	
20.	Case history-		
	<p>The promoter i.e., M/s Rishali Developers LLP has applied on dated 31.01.2023 for registration of affordable plotted colony under DDJAY namely "Luxe Residency 112" located in Sector-112, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>The Director, Town and Country Planning, Haryana has issued license no. 177 of 2022 dated 03.11.2022 valid up to 02.11.2027 in favour of M/s Pinne Industrial Consultant Pvt. Ltd., Zonex Developers Pvt. Ltd., M/s Logical Estate Pvt. Ltd., Shri Bhagwan, Zilay Singh & Kapoor Ss/o Nihal Singh in collaboration with Rishali Developers LLP for development of affordable plotted colony under DDJAY over an area measuring 7.68125 acres in sector- 112, Gurugram.</p> <p>The project consists of 128 residential plots and 2 commercial blocks proposed to be developed by M/s Rishali Developers LLP.</p>		

On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided on 13.02.2023.	
21. Present compliance status as on 13.02.2023 of deficient documents as conveyed in deficiency notice	<ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. 2. Corrections marked on the hard copy of online DPI need to be done. 3. Copy of amended/ corrected license no. 177 of 2022 dated 03.11.2022 as per the land schedule attached with the license needs to be submitted. 4. Revised project report needs to be submitted. 5. Mutation, Jamabandi and aks shijra duly certified by the revenue officer not more than six months prior to the date of application need to be submitted. 6. Copy of information regarding license and collaboration agreement to revenue department needs to be submitted. 7. Land title search report needs to be submitted. 8. Non- encumbrance certificate issued by the officer not below the rank of tehsildar issued not more than six months prior to the date of application needs to be submitted. 9. Approved service plans and estimates need to be submitted. 10. NOCs for natural conservation zone, tree cutting, forest land diversion and powerline shifting (if applicable) need to be submitted. 11. PERT chart needs to be submitted. 12. Revised allotment letter and payment plan need to be submitted. 13. Draft brochure and advertisement document of the proposed project need to be submitted. 14. Revised REP-II needs to be submitted. 15. Copy of original partnership deed needs to be submitted. 16. CA certificate for non- default in payment of debts and liabilities as on date in given format needs to be submitted. 17. Revised bank undertaking needs to be submitted. 18. Cash flow statement of the proposed project needs to be submitted. 19. Quarterly statement of expenditure needs to be submitted. 20. Other sources in financial sources need to be clarified. 21. Copy of paid challan of EDC, IDC needs to be submitted. 22. An undertaking regarding 10% auto credit for EDC need to be submitted.

22.	Remarks	No reply is submitted in the Authority till date.
 (Asha) Chartered Accountant		 (Ar. Neeraj Gautam) Associate Architectural Executive

Day and Date of hearing	Monday and 13.02.2023	
Proceeding recorded by	Sh. Ram Niwas	
PROCEEDINGS OF THE DAY		
<p>Proceedings dated 13.02.2023</p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Praveen Kumar Shukla (AR) and Sh. Saurabh Mishra (AR) are present on the behalf of the promoter.</p> <p>The AR of the promoter states that reply is being submitted today.</p> <p>The matter to come up on 27.02.2023.</p>		
 (Sanjeev Kumar Arora) Member, HARERA, Gurugram	 (Ashok Sangwan) Member, HARERA, Gurugram	 (Vijay Kumar Goyal) Member, HARERA, Gurugram