



**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. M/s Rishali Developers LLP		
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)(l)(c)	02.11.2027		
13.	QPR compliance	N/A		
14.	4(2)(l)(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.	<b>Fee details</b>		
		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.	<b>DD amount</b>		
		DD no. and date	Rs. 6,34,200/- 517740 dated 25.01.2023
		Name of the bank issuing	ICICI Bank
		Deficient amount	NIL
19.	<b>File Status</b>		
		Project received on	<b>Date</b> 31.01.2023
		First notice sent on	10.02.2023
		First hearing on	13.02.2023
		First reply submitted on	13.02.2023
		Second reply submitted on	23.02.2023
20.	<b>Case history-</b>		
	<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 &amp; 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. It is noted that as per the land schedule attached with the license, the project land is owned by of M/s Pinne Industrial Consultant Pvt. Ltd., Zonex Developers Pvt. Ltd., M/s Logical Estate Pvt. Ltd., and M/s Rishali Developers LLP.</p>		

	<p>The project consists of 128 residential plots and 2 commercial blocks proposed to be developed by M/s Rishali Developers LLP.          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.</p> <p><u>Proceedings dated 13.02.2023</u></p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Praveen Kumar Shukla (AR) and Sh. Saurabh Mishra (AR) are present on the behalf of the promoter. The AR of the promoter states that reply is being submitted today. The matter to come up on 27.02.2023.</p>
<p>21.</p>	<p><b>Present compliance status as on 27.02.2023 of deficient documents as observed on 13.02.2023</b></p> <ol style="list-style-type: none"> <li>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.  <b>Status: Not done</b></li> <li>2. Corrections marked on the hard copy of online DPI need to be done.  <b>Status: Not done</b></li> <li>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.  <b>Status: Not submitted</b></li> <li>4. Revised project report needs to be submitted.  <b>Status: Submitted</b></li> <li>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.  <b>Status: Submitted</b></li> <li>6. Copy of information regarding license and collaboration agreement to revenue department needs to be submitted.  <b>Status: Submitted</b></li> <li>7. Land title search report needs to be submitted.  <b>Status: Not submitted</b></li> <li>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.  <b>Status: Submitted</b></li> <li>9. Approved service plans and estimates need to be submitted.  <b>Status: Not submitted</b></li> <li>10. NOCs for natural conservation zone, tree cutting, forest land diversion and powerline shifting (if applicable) need to be submitted.  <b>Status: Undertaking for non- applicability submitted. However, it is noted that 66KV HT power line passes through the project land which is in contradiction with</b></li> </ol>

		<p><b>the undertaking submitted. Therefore, the revised undertaking needs to be submitted.</b></p> <p>11. PERT chart needs to be submitted. <b>Status: Submitted</b></p> <p>12. Revised allotment letter and payment plan need to be submitted. <b>Status: Needs to be resubmitted after incorporating the details of project and approvals already obtained.</b></p> <p>13. Draft brochure and advertisement document of the proposed project need to be submitted. <b>Status: Submitted</b></p> <p>14. Revised REP-II needs to be submitted. <b>Status: Submitted</b></p> <p>15. Copy of original partnership deed needs to be submitted. <b>Status: Submitted</b></p> <p>16. CA certificate for non- default in payment of debts and liabilities as on date in given format needs to be submitted. <b>Status: Submitted</b></p> <p>17. Revised bank undertaking needs to be submitted. <b>Status: Submitted</b></p> <p>18. Cash flow statement of the proposed project needs to be submitted. <b>Status: Needs to be revised</b></p> <p>19. Quarterly statement of expenditure needs to be submitted. <b>Status: Needs to be revised</b></p> <p>20. Other sources in financial sources need to be clarified. <b>Status: Promoter submits that the other sources are unsecured loans (temporary funding). However, no details are provided.</b></p> <p>21. Copy of paid challan of EDC, IDC needs to be submitted. <b>Status: Copy of DD of amount paid for EDC is enclosed but outstanding statement of EDC and IDC needs to be provided.</b></p> <p>22. An undertaking regarding 10% auto credit for EDC need to be submitted. <b>Status: Submitted</b></p>
22.	<b>Remarks</b>	<p>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.</p> <p>2. Corrections marked on the hard copy of online DPI need to be done.</p> <p>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.</p> <p>4. Land title search report needs to be submitted.</p> <p>5. Approved service plans and estimates need to be submitted.</p>

		<ol style="list-style-type: none"> <li>6. Undertaking for non- applicability for NOCs for natural conservation zone, tree cutting, forest land diversion and powerline shifting is submitted stating that there is no power line passing through the project land. However, it is noted that 66KV HT line passes through the project land which is in contradiction with the undertaking submitted. Therefore, the revised undertaking needs to be submitted.</li> <li>7. Revised allotment letter after incorporating the details of the project and approvals already approved needs to be submitted.</li> <li>8. Revised cash flow statement of the proposed project needs to be submitted.</li> <li>9. Revised quarterly statement of expenditure needs to be submitted.</li> <li>10. Other sources in financial sources need to be clarified. The Promoter submits that the other sources are unsecured loans (temporary funding). However, details of these unsecured loans need to be provided.</li> <li>11. Copy of paid challan of EDC, IDC needs to be submitted along with the outstanding statement of EDC and IDC.</li> </ol>
<p><i>Asha</i>  <b>(Asha)</b>  <b>Chartered Accountant</b></p>		<p><i>On leave</i>  <b>(Ar. Neeraj Gautam)</b>  <b>Associate Architectural Executive</b></p>

<b>Day and Date of hearing</b>	Monday and 27.02.2023
<b>Proceeding recorded by</b>	Sh. Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>	
<p>Proceedings dated 27.02.2023</p> <p>Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Saurabh Mishra (Manager -Legal) is present on the behalf of the promoter.</p> <p>Deficiencies have been conveyed and the AR of the promoter is directed to rectify the deficiencies.</p> <p>The matter to come up on 06.03.2023.</p>	
<p><i>Sanjeev</i>  <b>(Sanjeev Kumar Arora)</b>  <b>Member, HARERA, Gurugram</b></p>	<p><i>Ashok Sangwan</i>  <b>(Ashok Sangwan)</b>  <b>Member, HARERA, Gurugram</b></p>

