

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

| SNo. | Particulars | Details | |
|------|---|--|--|
| 1. | Name of the project | ROF Insignia Park | |
| 2. | Name of the promotor | M/s Diverse Developers LLP | |
| 3. | Nature of the project | Independent Residential Floors | |
| 4. | Location of the project | Village- Badha & Hayatpur, Sector-93, Gurugram | |
| 5. | Legal capacity to act as a promoter | Licensee | |
| 6. | Name of the license holder | M/s Diverse Developers LLP | |
| 7. | Whether registration applied for whole | Whole | |
| 8. | Phase no. | N/A | |
| 9. | Online application ID | RERA-GRG-PROJ-1253-2022 | |
| 10. | License no. | 75 of 2021 | Valid up to 23.09.2026 |
| 11. | Total licensed area | 9.3694 Acres | Area to be registered 9.3694 Acres |
| 12. | Project completion date as declared u/s 4(2)(l)(c) | 30.06.2026 | |
| 13. | QPR compliance | N/A | |
| 14. | 4(2)(l)(D) compliance | N/A | |
| 15. | Statutory approvals either applied for or obtained prior to registration | | |
| | S.No | Particulars | Date of approval |
| | i) | License Approval | 24.09.2021 |
| | ii) | Zoning Plan Approval | 16.03.2022 |
| | iii) | Layout plan Approval | 27.09.2021 |
| | iv) | Building plan approval | Not provided |
| | v) | Environmental Clearance | Not provided |
| | vi) | Airport height clearance | N/A |
| | | Validity up to | |
| | | | 23.09.2026 |

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| | vii) | Fire scheme approval | Not provided |
| | viii) | Service plan and estimate approval | Not provided |
| | ix) | Electricity load availability connection | Ch.- 93/Drg. - PLC dated 13.09.2021 |
| 16. | Fee details- Since the approved building plan is not provided, the appropriate registration and processing fee cannot be calculated. | | |
| | Registration fee | | |
| | Processing Fee | | |
| | Late fee | | |
| | Total fee | | |
| 17. | DD amount | | Rs 3,34,653/- |
| | DD no. and date | | 53629 dated 06.03.2023 |
| | Name of the bank issuing | | ICICI Bank |
| | Deficient amount | | - |
| 18. | File Status | | Date |
| | Project received on | | 15.03.2023 |
| | First notice sent on | | 31.03.2023 |
| | First hearing on | | 03.04.2023 |
| 19. | <p>Case history- An application regarding registration of residential floors projects namely "ROF Insignia Park" situated at Village- Badha & Hayatpur, Sector-93, Gurugram, Haryana being developed by M/s Diverse Developers LLP was submitted on 15.03.2023 under section 4 of Real Estate (Regulation and Development), Act 2016. This application is for registration of residential floors project admeasuring an area of 9.3694 acres for which the license vide no. 75 of 2021 dated 24.09.2021 valid up to 23.09.2026 has been issued by DTCP in favor of M/s Diverse Developers LLP.</p> <p>The project consists of 173 residential plots out of 86 unfrozen plots and 87 frozen plots, and 1 commercial block proposed which got registered by the authority vide RC no. 82 of 2021 dated 16.11.2021.</p> <p>Now, the promoter has submitted the application for development of independent residential floors on 16 residential plots on which 64 units are to be constructed.</p> <p>On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/595 dated 31.03.2023.</p> <p>No reply has been received in the authority till date.</p> | | |
| 20. | Present compliance status as on 03.04.2023 of deficient documents conveyed vide | | 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). |

| deficiency 31.03.2023 | notice | dated | |
|--------------------------|--------|-------|--|
| | | | <ol style="list-style-type: none"> 2. Corrections in Detailed Project Information needs to be done. 3. Copy of building plan (BR-III) of residential plots and commercial area needs to be provided. 4. Since the approved building plan is not provided, the appropriate registration and processing fee cannot be calculated. Hence, after the submission of the approved building plans any deficit fee comes out then the same shall be paid. 5. Information to revenue department about the fact that project land licensed and bonded for setting up of a colony not informed to the revenue department for entry in the record of ownership needs to be submitted. 6. Copy of approved environmental clearance need to be submitted. 7. Undertaking for Natural conservation zone NOC, Forest land diversion, Power Line shifting NOC needs to be provided. 8. REP-II needs to be submitted. 9. Copy of approved fire scheme approval/sanction letter for commercial and residential area need to be provided. 10. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted. 11. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted. 12. Revised copy of project report needs to be submitted. 13. Complete details in PERT Chart needs to be submitted. 14. Details of inventory plot wise needs to be submitted. 15. Details of frozen and unfrozen plots needs to be submitted. 16. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be provided on latest date. 17. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted. 18. Payment plans need to be submitted. 19. Draft copy of conveyance deed needs to be submitted. 20. The Legal documents i.e., application form, allotment letter, builder buyer agreement, and payment receipt related to allottees are not in the proper format. The same needs to be provided for commercial area and residential area. 21. Copy of draft brochure need to be provided. 22. KYC of Mangal Sain Mittal, Inderjeet Sharma (nominee of and on behalf of M/s Satwik Fabrics Private Ltd) and M/s Satwik Fabrics private Limited needs to be provided. 23. Cash flow statement needs to be provided. 24. Quarterly statement of expenditure needs to be provided. 25. CA certificate for non-default needs to be revised. 26. CA certificate for total project cost needs to be corrected. 27. CA certificate for cost of construction needs to be revised. 28. Quarterly statement for expenditure needs to be corrected. |

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in


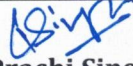
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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| | | <p>29. Original copy of Bank undertaking needs to be provided. 30. Cost of plots needs to be clarified.</p> |
| <p>21.</p> | <p>Remarks</p> | <ol style="list-style-type: none"> 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). 2. Corrections in Detailed Project Information needs to be done. 3. Copy of building plan (BR-III) of residential plots and commercial area needs to be provided. 4. Since the approved building plan is not provided, the appropriate registration and processing fee cannot be calculated. Hence, after the submission of the approved building plans any deficit fee comes out then the same shall be paid. 5. Information to revenue department about the fact that project land licensed and bonded for setting up of a colony not informed to the revenue department for entry in the record of ownership needs to be submitted. 6. Copy of approved environmental clearance need to be submitted. 7. Undertaking for Natural conservation zone NOC, Forest land diversion, Power Line shifting NOC needs to be provided. 8. REP-II needs to be submitted. 9. Copy of approved fire scheme approval/sanction letter for commercial and residential area need to be provided. 10. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted. 11. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted. 12. Revised copy of project report needs to be submitted. 13. Complete details in PERT Chart needs to be submitted. 14. Details of inventory plot wise needs to be submitted. 15. Details of frozen and unfrozen plots needs to be submitted. 16. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be provided on latest date. 17. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted. 18. Payment plans need to be submitted. 19. Draft copy of conveyance deed needs to be submitted. 20. The Legal documents i.e., application form, allotment letter, builder buyer agreement, and payment receipt related to allottees are not in the proper format. The same needs to be provided for commercial area and residential area. 21. Copy of draft brochure need to be provided. 22. KYC of Mangal Sain Mittal, Inderjeet Sharma (nominee of and on behalf of M/s Satwik Fabrics Private Ltd) and M/s Satwik Fabrics private Limited needs to be provided. 23. Cash flow statement needs to be provided. 24. Quarterly statement of expenditure needs to be provided. 25. CA certificate for non-default needs to be revised. |



Project ROF Insignia Park
Promoter M/s Diverse Developers LLP

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|--|---|
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|  (Asha) Chartered Accountant |  (Prachi Singh) Planning Executive |

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|--------------------------------|-----------------------|
| Day and Date of hearing | Monday and 03.04.2023 |
| Proceeding recorded by | Sh. Ram Niwas |

PROCEEDINGS OF THE DAY


Proceedings dated 03.04.2023

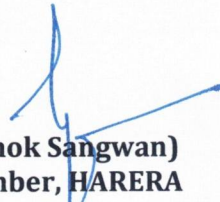
Ms. Prachi Singh Planning Executive briefed about the facts of the case.


Sh. Sanjeev Sharma and Sumit Sharma (AR) is present on the behalf of the promoter.

Deficiencies have already been conveyed to the promoter. The AR of the promoter seeks one week time to comply with the deficiencies.

The matter is adjourned and to come up on 17.04.2023.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in

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