



**Project – Smartworld One DXP Street
RERA-GRG-1228-2022**

Hearing brief for Project registration u/s 4

S.No.	Particulars	Details		
1.	Name of the project	Smartworld One DXP Street		
2.	Name of the promoter	M/s Nourish Developers Pvt. Ltd.		
3.	Nature of the project	Mixed Land Use		
4.	Location of the project	Sector- 113, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	M/s Aspis Buildcon Pvt. Ltd. and M/s Starcity Realtech Pvt. Ltd.		
7.	Name of the collaborator	M/s Nourish Developers Pvt. Ltd.		
8.	Status of project	NEW		
9.	Whether registration applied for whole	NO (In 4 phases)		
	Nature of the phase	Commercial		
	Phase no.	2		
10.	Online application ID	RERA-GRG-PROJ-1228-2022		
11.	License no.	106 of 2022 dated 05.08.2022	valid up to 04.08.2027	
12.	Total licensed area	16.1125 acres	Area to be registered 0.58 acres	
13.	Projected completion date	31.12.2027		
14.	QPR Compliances (if applicable)	N/A		
15.	4(2)(I)(D) Compliances (if applicable)	N/A		
16.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	106 of 2022 dated 05.08.2022	04.08.2027
	ii)	Zoning Plan Approval	DTCP- 8789 dated 27.11.2022	-
	iii)	Building plan Approval	ZP-1632/PA(DK)/2022/36075 dated 01.12.2022	30.11.2027
	iv)	Environmental Clearance	SEIAA/2019/522 dated 24.12.2019	23.12.2029
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2019/122/548-551 dated 01.04.2019	31.03.2027
	vi)	Fire scheme approval	Applied on 02.12.2022	
	vii)	Service plan and estimate approval	Applied on 05.12.2022	
17.	Fee Details			
	Registration Fee	Commercial FAR= 3420 Sqm * 0.75 * 20 =Rs 51,300/-		

	Processing Fee	Commercial FAR= 3420 Sqm * 10 = Rs 34,200/-
	Late Fee	N/A
	Total Fee	Rs 85,500/-
18.	DD amount	1. Rs 34,200/- 2. Rs 51,300/- 3. Rs 1,96,310/-
	DD no. and date	1. 514117 dated 01.12.2022 2. 514115 dated 01.12.2022 3. 514116 dated 01.12.2022
	Name of the bank issuing	ICICI Bank, Sector 54, Gurugram
	Deficient amount	NIL (Excess amount - Rs 1,96,310/-)
19.	File Status	Date
	File received on	02.12.2022
	Deficiency conveyed on	14.12.2022
	First hearing on	19.12.2022
	Second hearing on	23.12.2022
20.	<p>Case History: The Promoter M/s Nourish Developers Pvt. Ltd. who is a collaborator applied for the registration of real estate commercial colony namely “Smartworld One DXP Street” located at Sector-113, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 45131 dated 02.12.2022 and RPIN-542. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1228-2022. The project area (Phase-2) for registration is 0.58 Acres as the licensed area of the project is 16.1125 acres vide License no –106 of 2022 dated 05.08.2022. The promoter is developing the colony in four phases.</p> <p>The area falling under Khasra nos. 1//5,6,7,15,16,25 of revenue estate of village Chauma falls under NCZ pockets as per regional plan, further, the area falling under khasra nos. 2//10/1/2/2/1, 2//10/1/2/2/2 shall not be in compact block due to NCZ pockets. Hence, the same are freezed till the clearance from NCZ. The promoter shall not raise any development/ construction over an area measuring 46L-10M comprising khasra nos. 1//5,6,7,15,16,25 and 2//10/1/2/2/1, 2//10/1/2/2/2 being freezed, till the clearance from NCZ.</p> <p>The license is subject to the outcome of Civil Suit No. 2886 of 2022 pending before the Court of Sh. Manoj Kumar Rana, CJ(SD), Gurugram titled as MGF Developers Limited vs. Cosmo Propbuild Pvt. Ltd. & others.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/542 dated 14.12.2022 was issued to the promoter with an opportunity of being heard on 19.12.2022.</p> <p>The promoter submitted the reply on 16.12.2022 which was scrutinized and the deficiencies were conveyed to the promoter.</p> <p>On 19.12.2022, the matter was adjourned to 23.12.2022.</p>	

	The promoter submitted the reply on 19.12.2022 and 22.12.2022 which were scrutinized and the status of documents are mentioned below.	
21.	Present compliance status as on 23.12.2022 of the deficiencies conveyed during last hearing dated 19.12.2022.	<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: Corrections done and hard copy needs to be submitted. 2. Online DPI needs to be corrected. Status: Corrections done and hard copy needs to be submitted. 3. Fire Scheme approval needs to be submitted. Status: Applied on 02.12.2022 and copy submitted. However, submitted cheque no. 000762 dated 17.12.2022 amounting to Rs 25 Lakhs as a guarantee for submission of approval. 4. Approved Service plan and estimates needs to be submitted. Status: Applied on 05.12.2022 and copy submitted. However, submitted cheque no. 000763 dated 17.12.2022 amounting to Rs 25 Lakhs as a guarantee for submission of approval. 5. Draft Application form needs to be submitted. Status: Submitted. 6. Draft Allotment letter needs to be revised. Status: Submitted. 7. Draft Builder Buyer Agreement needs to be revised. Status: Submitted. 8. Draft Conveyance Deed needs to be revised. Status: Submitted. 9. Draft brochure of the project needs to be submitted. Status: Submitted. 10. CA Certificate of land cost needs to be submitted. Status: Submitted. 11. CA Certificate for expenditure incurred and to be incurred needs to be submitted. Status: Submitted. 12. Financial resources needs to be clarified. Status: Submitted. 13. Cash flow statement needs to be submitted. Status: Submitted.
22.	Remarks	<ol style="list-style-type: none"> 1. Hard copy of online DPI and online A-H form needs to be submitted. 2. Fire Scheme approval needs to be submitted. 3. Approved Service plan and estimates needs to be submitted.

Recommendations:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the Fire scheme approval and Approved service plan & estimates for which as a guarantee to submit the same within 3 months from the



HARERA
GURUGRAM

Project - Smartworld One DXP Street
RERA-GRG-1228-2022

grant of registration, two cheque amounting to Rs 25 Lakhs each vide no. 000762 and 000763 dated 17.12.2022 of ICICI Bank have been submitted. The cheques have been received and entered in the register of Planning Coordinator and Planning Coordinator has sent it to Accounts Branch for encashment. It is recommended that the Authority may consider the grant of registration.


Asha

Chartered Accountant


Sumeet

**Engineer Executive cum
Planning Coordinator**

Day and Date of hearing	Friday and 23.12.2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 23.12.2022.

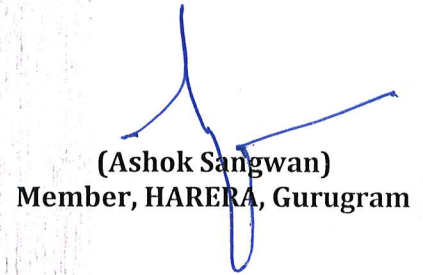
Sh. Sumeet, Engineer Executive cum Planning Coordinator and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AR), Sh. Bharat Vignmal(AR) and Sh. Ayush Gupta (AR) are present on behalf of the promoter.

Approved as proposed.


(Sanjeev Kumar Arora)

Member, HARERA, Gurugram


(Ashok Sangwan)

Member, HARERA, Gurugram



(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram