

**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-1277-2023	
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)	02.11.2027	
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
	i)	License Approval	03.11.2022
			Validity up to 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	
	First hearing on	13.02.2023	
	First reply submitted on	13.02.2023	
	Second reply submitted on	23.02.2023	
	Second hearing on	27.02.2023	
	Third reply submitted on	06.03.2023	
	Third hearing on	06.03.2023	
	Fourth reply submitted on	17.03.2023	

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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




	<b>Fifth reply submitted on</b>	24.03.2023
	<b>Fourth hearing on</b>	27.03.2023
20.	<p>Case history-</p> <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. Accordingly, the promoter has submitted the corrected copy of the license in the reply dated 17.03.2023</p> <p>The project consists of 128 residential plots and 2 commercial blocks proposed to be developed by M/s Rishali Developers LLP.</p> <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.</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><u>Proceedings dated 27.02.2023</u></p> <p>Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Saurabh Mishra (Manager - Legal) is present on the behalf of the promoter. Deficiencies have been conveyed and the AR of the promoter is directed to rectify the deficiencies. The matter to come up on 06.03.2023.</p> <p><u>Proceedings dated 06.03.2023</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 (Manager Legal) are present on the behalf of the promoter. Deficiencies have been conveyed to the applicant who undertakes to comply with the same within one week. The matter to come up on 27.03.2023.</p> <p>On 27.03.2023, the matter was adjourned to 29.03.2023.</p>	
21.	<b>Present compliance status as on 29.03.2023 of deficient</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>




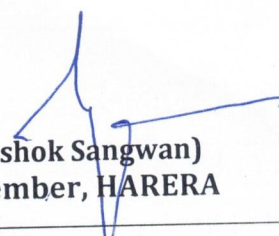

<p>documents as observed on 27.03.2023</p>	<p><b>Status: Done.</b></p> <p>2. Corrections marked on the hard copy of online DPI need to be done. <b>Status: Done</b></p> <p>3. Copy of amended/ corrected license no. 177 of 2022 dated 03.11.2022 as per the land schedule attached with the license needs to be submitted. <b>Status: Submitted</b></p> <p>4. Land title search report needs to be submitted. <b>Status: Submitted</b></p> <p>5. Approved service plans and estimates need to be submitted. <b>Status: The promoter has submitted cheque no. 001000 dated 22.03.2023 of ICICI Bank amounting to Rs. 25 lakhs as a security to submit the approved service plans and estimates in the Authority within three months.</b></p> <p>6. Revised cash flow statement of the proposed project needs to be submitted. <b>Status: Submitted</b></p> <p>7. Revised quarterly statement of expenditure needs to be submitted. <b>Status: Submitted</b></p> <p>8. 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. <b>Status: Submitted</b></p> <p>9. Copy of paid challan of EDC, IDC needs to be submitted along with the outstanding statement of EDC and IDC. <b>Status: Submitted</b></p>
<p>22. Remarks</p>	<p>1. Hard bound copy on REP-I and DPI needs to be submitted. 2. Approved service plans and estimates need to be submitted.</p>
<p>23.</p>	<p><b>Recommendations:</b> 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 approved service plan &amp; estimates for which the promoter has submitted cheque no. 001000 dated 22.03.2023 of ICICI Bank amounting to Rs. 25 lacs as a security to submit the approval within three months.</p>

The cheque has been received in the planning branch and is sent to Accounts Branch for encashment.

It is recommended that the Authority may consider for grant of registration subject to the submission of approved service plans and estimates in the Authority within three months. In case of failure to submit the approved service plans and estimates in the Authority within three months the security amount submitted by the promoter may be forfeited.

  
(Asha)  
Chartered Accountant

  
(Ar. Neeraj Gautam)  
Associate Architectural Executive

Day and Date of hearing	Wednesday and 29.03.2023
Proceeding recorded by	Sh. Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>	
<p>Proceedings dated 29.03.2023</p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Praveen Shukla (AR) and Sh. Saurabh Mishra (Legal Manager) are present on the behalf of the promoter.</p> <p>Approved as proposed.</p>	
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA
 (Vijay Kumar Goyal) Member, HARERA	