

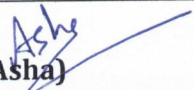

Project ROF Insignia Park  
Promoter M/s Diverse Developers LLP

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	0.928 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	30.09.2026		
13.	QPR compliance	N/A		
14.	4(2)(I)(D) compliance	N/A		
15.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	24.09.2021	23.09.2026
	ii)	Zoning Plan Approval	16.03.2022	
	iii)	Layout plan Approval	27.09.2021	
	iv)	Building plan approval	06.01.2023	05.01.2025
	v)	Environmental Clearance	N/A	
	vi)	Airport height clearance	N/A	

	vii)	Fire scheme approval	Applied on 05.04.2023
	viii)	Service plan and estimate approval	Applied on 19.08.2021
	ix)	Electricity load availability connection	Ch.- 93/Drg. - PLC dated 13.09.2021
16.	<b>Fee details-</b>		
	Registration fee	Res-(2240*2.64*2.64*10) = Rs. 1,56,119/- Com-(0.3746*4046.86*1.7796*1.7796*20) =Rs. 96,019/- Total= Rs. 2,52,138/-	
	Processing Fee	(5913.6+2697.79) *10= Rs. 86,114/-	
	Late fee	N/A	
	Total fee	Rs. 3,38,252/-	
17.	DD amount	Rs 3,34,653/- Rs. 3,599/- Total= Rs. 3,38,252/-	
	DD no. and date	53629 dated 06.03.2023. 503667 dated 12.04.2023.	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	Nil	
18.	<b>File Status</b>	<b>Date</b>	
	Project received on	15.03.2023	
	First notice sent on	31.03.2023	
	First hearing on	03.04.2023	
	First reply submitted on	07.04.2023	
19.	<b>Case history-</b>		
	<p>An application regarding registration of residential floors projects namely "ROF Insignia Park" situated at Village- Badha &amp; 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.</p> <p>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 and 1 commercial block 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><b>Proceedings dated 03.04.2023</b></p> <p>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.</p>	
<p><b>20.</b></p>	<p><b>Present compliance status as on 17.04.2023 of deficient documents as observed on last hearing i.e., 03.04.2023</b></p>	<ol style="list-style-type: none"> <li>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). <b>Status: - Not done</b></li> <li>2. Corrections in Detailed Project Information needs to be done. <b>Status: - Not done</b></li> <li>3. Copy of building plan (BR-III) of residential plots and commercial area needs to be provided. <b>Status: - Provided</b></li> <li>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. <b>Status: - Provided</b></li> <li>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. <b>Status: - Provided</b></li> <li>6. Copy of approved environmental clearance need to be submitted. <b>Status: - Not Applicable</b></li> <li>7. Undertaking for Natural conservation zone NOC, Forest land diversion, Power Line shifting NOC needs to be provided. <b>Status: - Undertaking Provided</b></li> <li>8. REP-II needs to be submitted. <b>Status: - Provided</b></li> <li>9. Copy of approved fire scheme approval/sanction letter for commercial and residential area need to be provided. <b>Status: - Not applicable for residential and applied for commercial on 05.04.2023 receipt enclosed.</b></li> <li>10. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted. <b>Status: - Applied for commercial on 19.08.2021 receipt enclosed.</b></li> <li>11. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted. <b>Status: - Provided</b></li> <li>12. Revised copy of project report needs to be submitted. <b>Status: - Provided</b></li> </ol>

		<p>13. Complete details in PERT Chart needs to be submitted. <b>Status: - Provided</b></p> <p>14. Details of inventory plot wise needs to be submitted. <b>Status: - Provided</b></p> <p>15. Details of frozen and unfrozen plots needs to be submitted. <b>Status: - Provided</b></p> <p>16. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be provided on latest date. <b>Status: - Provided</b></p> <p>17. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted. <b>Status: - Provided</b></p> <p>18. Payment plans need to be submitted. <b>Status: - Provided</b></p> <p>19. Draft copy of conveyance deed needs to be submitted. <b>Status: - Provided</b></p> <p>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. <b>Status: - Provided</b></p> <p>21. Copy of draft brochure need to be provided. <b>Status: - Provided</b></p> <p>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. <b>Status: - Provided</b></p> <p>23. Cash flow statement needs to be provided. <b>Status: - submitted but needs to corrected.</b></p> <p>24. Quarterly statement of expenditure needs to be provided. <b>Status: - Provided</b></p> <p>25. CA certificate for non-default needs to be revised. <b>Status: - Provided</b></p> <p>26. CA certificate for total project cost needs to be corrected. <b>Status: - Provided</b></p> <p>27. CA certificate for cost of construction needs to be revised. <b>Status: - Provided</b></p> <p>28. Quarterly statement for expenditure needs to be corrected. <b>Status: - Provided</b></p> <p>29. Original copy of Bank undertaking needs to be provided. <b>Status: - Provided</b></p> <p>30. Cost of plots needs to be clarified. <b>Status: - Provided</b></p>
21.	Remarks	<p>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).</p> <p>2. Corrections in Detailed Project Information needs to be done.</p> <p>3. Copy of approved fire scheme approval/sanction letter for commercial and residential area need to be provided.</p>

	4. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted. 5. Cash flow statement needs to be provided.
 <b>(Asha)</b> Chartered Accountant	 <b>(Prachi Singh)</b> Planning Executive

<b>Day and Date of hearing</b>	Monday and 17.04.2023
<b>Proceeding recorded by</b>	Sh. Ram Niwas


**PROCEEDINGS OF THE DAY**


Proceedings dated 17.04.2023.

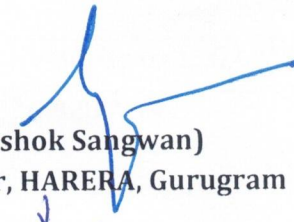
Ms. Prachi Singh Planning Executive briefed about the facts of the case.

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

The AR of the promoter stated that the height of residential floors and commercial is less than 15 meters hence there is no requirement of fire scheme approval. Regarding non submission of approved service plans and estimates within two months as per earlier RC of plotted colony, the case for its forfeiture be dealt separately along with other similar cases for non-compliance of conditions of RC. The promoter shall submit the BG/DD amounting to Rs. 25 lakhs as a security amount for submission of approved service plans and estimates within three months. The Authority decided to grant the registration certificate subject to submission of above.

  
**(Sanjeev Kumar Arora)**  
Member, HARERA, Gurugram

  
**(Vijay Kumar Goyal)**  
Member, HARERA, Gurugram

  
**(Ashok Sangwan)**  
Member, HARERA, Gurugram

  
**(Arun Kumar Gupta)**  
Chairman, HARERA, Gurugram