

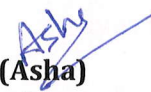

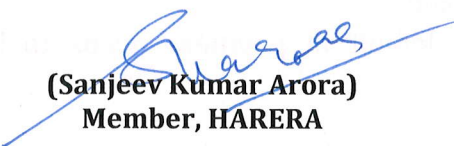
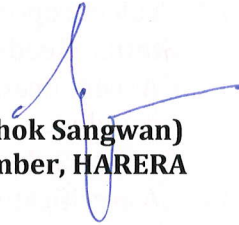


Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	South Drive	
2.	Name of the promoter	M/s Divya Buildcon Pvt. Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 69, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of license holder	M/s Divya Buildcon Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	31.12.2026	
10.	Online application ID	RERA-GRG-PROJ-1430-2023	
11.	License no.	206 of 2022 dated 14.12.2022	valid upto 13.12.2027
12.	Total licensed area	2.10625 acres	Area to be registered 2.10625 acres
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	206 of 2022 dated 14.12.2022 13.12.2027
	ii)	Zoning Plan Approval	N/A N/A
	iii)	Layout plan Approval	Drg. No. DGTCP 8847 dated 15.12.2022 N/A
	iv)	Environmental Clearance	N/A N/A
	v)	Architectural Control Sheet	Applied on 07.08.2023
	vi)	Service plan and estimate approval	Applied on 03.10.2023
14.	Fee details		
	Registration fee	12,785.55 * 1.5 * 20 = Rs 3,83,567/-	
	Processing fee	12,785.55 * 10 = Rs 1,27,856/-	
	Late fee	N/A	
	Total	Rs 5,11,423/-	
15.	DD amount	Rs. 3,83,580/- Rs. 1,27,860/-	
	DD no. and date	005174 dated 29.08.2023.	

		005175 dated 29.08.2023.
	Name of the bank issuing	HDFC Bank
	Deficient amount	NIL
16.	File Status	Date
	File received on	29.09.2023
	First notice Sent on	19.10.2023
	First hearing on	23.10.2023
	Second hearing on	18.12.2023
17.	Case History:-	
	<p>The promoter M/s Divya Buildcon Pvt Ltd who is a license holder had applied for the registration of real estate project namely "South Drive" located at Sector-69, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 59494 dated 29.09.2023 and RPIN-653. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1430-2023. The project area for registration is same as that of the licensed area i.e., 2.10625 acres. License no - 206 of 2022 dated 14.12.2022 valid up to 13.12.2027.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/653 dated 19.10.2023 was issued to the promoter with an opportunity of being heard on 23.10.2023.</p> <p>On 23.10.2023, Sh. Sumeet, Engineering Officer briefed about the facts of the project. No reply has been submitted by the promoter company against the deficiencies conveyed by the authority through notice dated 19.10.2023. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed. Further, if no response is received from the promoter within next 4 week's time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.</p> <p>The promoter has submitted a reply on 26.10.2023 & 22.11.2023 which have been scrutinized and as per the approval of the authority the matter is listed for hearing on 18.12.2023.</p> <p>The status of the documents is mentioned below:</p>	
18.	Present compliance status as on 18.12.2023 of the deficiencies conveyed in the last hearing dated 23.10.2023.	<ol style="list-style-type: none"> 1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Needs to be corrected. 2 Online DPI needs to be corrected. Status: Needs to be corrected. 3 Approved architectural control sheet needs to be submitted. Status: Not submitted 4 Approved Service Plan and Estimates needs to be submitted. Status: Not submitted 5 Copy of superimposed demarcation plan on approved layout plan needs to be submitted.

		<p>Status: Submitted</p> <p>6 Pert chart needs to be submitted.</p> <p>Status: Submitted</p> <p>7 Draft application form needs to be revised. Status: Needs to be revised.</p> <p>8 Draft Allotment letter and BBA needs to be revised as per the prescribed format. Status: Needs to be revised.</p> <p>9 Financial resources of the project need to be met with project cost. Status: Not submitted</p> <p>10 Independent Auditors report for the financial year 2022-23 needs to be provided. Status: Submitted</p> <p>11 Estimated Sales proceeds from the sales of units needs to be provided. Status: Submitted</p> <p>12 Project report needs to be revised. Status: Needs to be revised</p> <p>13 CA certificate for non-default in payment needs to be provided. Status: Submitted</p> <p>14 CA certificate for REP I needs to be provided. Status: Submitted</p> <p>15 KYC of authorized person to operate the bank account needs to be provided. Status: Submitted</p> <p>16 Cash flow statement needs to be provided. Status: Needs to be revised</p> <p>17 Copy of board resolution for operation of bank A/C needs to be provided. Status: Submitted</p>
	<p>Remarks</p>	<p>1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2 Online DPI needs to be corrected.</p> <p>3 Approved architectural control sheet needs to be submitted.</p> <p>4 Approved Service Plan and Estimates needs to be submitted.</p> <p>5 Draft application form needs to be revised.</p> <p>6 Draft Allotment letter and BBA needs to be revised as per the prescribed format.</p> <p>7 Financial resources of the project need to be met with project cost.</p>

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		8 Project report needs to be revised. 9 Cash flow statement needs to be revised.
 (Asha) Chartered Accountant		 (Sumeet) Engineering Officer
Day and Date of hearing	Monday and 18.12.2023	
Proceeding recorded by	Ram Niwas	
PROCEEDINGS OF THE DAY		
Proceedings dated: 18.12.2023. Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. None is present on behalf of the promoter. One more and last opportunity is given to the promoter company for rectification of the deficiencies conveyed. The matter to come up on 08.01.2024.		
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA
	 (Arun Kumar) Chairman, HARERA	