



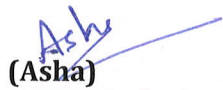
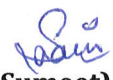
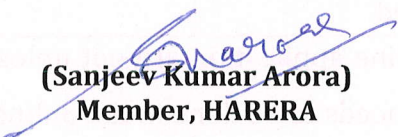
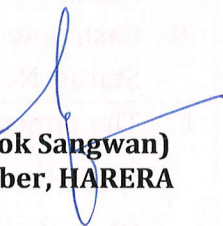
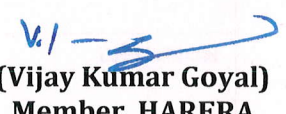

Hearing brief for project registration u/s 4

| 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/- | |

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| | 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 |
| | Third hearing on | 08.01.2024 |
| 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>On 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.</p> <p>The status of the documents is mentioned below:</p> |
| 18. | Present compliance status as on 08.01.2024 of the deficiencies conveyed in the last | <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>Status: Needs to be corrected.</p> |

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| <p>hearing 18.12.2023.</p> | <p>dated</p> | <ol style="list-style-type: none"> 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 Draft application form needs to be revised. Status: Needs to be revised. 6 Draft Allotment letter and BBA needs to be revised as per the prescribed format. Status: Needs to be revised. 7 Financial resources of the project need to be met with project cost. Status: Not submitted 8 Project report needs to be revised. Status: Needs to be revised 9 Cash flow statement needs to be revised. Status: Needs to be revised |
| <p>Remarks</p> | | <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. 2 Online DPI needs to be corrected. 3 Approved architectural control sheet needs to be submitted. 4 Approved Service Plan and Estimates needs to be submitted. 5 Draft application form needs to be revised. 6 Draft Allotment letter and BBA needs to be revised as per the prescribed format. 7 Financial resources of the project need to be met with project cost. |



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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 08.01.2024 |
| Proceeding recorded by | | Ram Niwas |
| PROCEEDINGS OF THE DAY | | |
| <p>Proceedings dated: 08.01.2024.</p> <p>Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.</p> <p>No reply has been submitted by the promoter company against the deficiencies conveyed by the authority during the last hearing dated 18.12.2023. 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.</p> <p>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> | | |
|  (Sanjeev Kumar Arora) Member, HARERA |  (Ashok Sangwan) Member, HARERA |  (Vijay Kumar Goyal) Member, HARERA |
|  (Arun Kumar) Chairman, HARERA | | |