





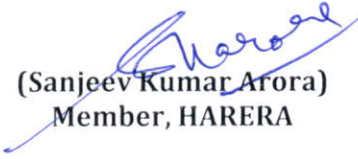
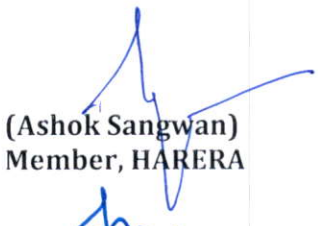


**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details		
1.	Name of the project	De-Luxe DXP-2		
2.	Name of the promoter	M/s Signature Global Business Park Pvt. Ltd.		
3.	Nature of the project	Mixed Use Colony		
4.	Location of the project	Sector- 37D, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	M/s Signature Global Business Park Pvt. Ltd. and M/s Fantabulous Town Developers Pvt. Ltd.		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole		
	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1507-2023		
10.	License no.	230 of 2023 dated 02.11.2023.	Valid up to 01.11.2028.	
11.	Total licensed area	16.65625 acres	Area to be registered	16.65625 acres
12.	Projected completion date	Not Submitted		
13.	QPR Compliances (if applicable)	N/A		
14.	4(2)(I)(D) Compliances (if applicable)	N/A		
15.	4(2)(I)(C) Compliances (if applicable)	N/A		
16.	Status of change of bank account	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	RC Conditions Compliances (if applicable)	N/A		
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	230 of 2023 dated 02.11.2023.	01.11.2028
	ii)	Zoning Plan Approval	DGTCP 9771 dated 02.11.2023.	
	iii)	Building Approval plan	Not Submitted	
	iv)	Environmental Clearance	Not Submitted	
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/652/2723-26 dated 14.09.2023	13.09.2031

	vi)	Fire scheme approval	Not Submitted
	vii)	Service plan and estimate approval	Not Submitted
20.	<b>Fee Details</b>		
	Registration Fee		Fee cannot be calculated as the building plans are not submitted.
	Processing Fee		Fee cannot be calculated as the building plans are not submitted.
	Late Fee		N/A
	Total Fee		Fee cannot be calculated as the building plans are not submitted.
21.	RTGS amount		Rs. 48,61,279/- Rs. 20,59,037/-
	RTGS and date		HDFCR52023121462252928 dated 14.12.2023. HDFCR52023121462243664 dated 14.12.2023.
	Name of the bank issuing		ICICI Bank
	Deficient amount		Fee cannot be calculated as the building plans are not submitted.
22.	<b>File Status</b>		<b>Date</b>
	File received on		15.12.2023
	First notice Sent on		02.01.2024
	First hearing on		08.01.2024
23.	<b>Case History:</b>		
	<p>The Promoter M/s Signature Global Business Park Pvt. Ltd. who is a collaborator applied for the registration of real estate mixed land use colony namely "De-Luxe DXP-2" located at Sector- 37D, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 63388 dated 15.12.2023 and RPIN- 685. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1507-2023. The project area for registration is 16.65625 acres as that of the licensed area i.e., 16.65625 acres granted under License no - 230 of 2023 dated 02.11.2023 which is valid upto 01.11.2028.</p> <p>The application for registration of mixed land use colony was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/685 dated 02.01.2024 was issued to the promoter with an opportunity of being heard on 08.01.2024.</p> <p>The status of the documents is mentioned below.</p>		
24.	<b>Present compliance status as on 08.01.2024 of deficiencies conveyed through notice dated 02.01.2024.</b>		<ol style="list-style-type: none"> <li>1. Fee cannot be calculated as the building plans are not submitted and will be calculated after the submission of the building plans and if the fee comes out deficit than the same shall be payable.</li> <li>2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</li> <li>3. Online DPI needs to be corrected.</li> <li>4. Building plan approval (BR-III) alongwith the approved drawings need to be submitted.</li> </ol>



5. Environment Clearance needs to be submitted.
6. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.
7. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.
8. Electrical load availability needs to be submitted.
9. Approval NOC's from various agencies for connecting external services like road, water supply and storm water needs to be submitted.
10. Total area in the Forest NOC is not matching with the licensed area which needs to be clarified.
11. Layout plan superimposed on the demarcation plan needs to be submitted.
12. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted.
13. Non-encumbrance certificate not below the rank of tehsildar needs to be submitted.
14. Pert chart needs to be submitted.
15. Allottee related documents like Draft application form and Draft Allotment letter needs to be submitted.
16. Allottee related documents like Draft Builder buyer agreement and Draft Conveyance Deed needs to be submitted.
17. Draft brochure and advertisement document needs to be submitted.
18. Mining permission needs to be submitted.
19. REP-II needs to be submitted.
20. Quarterly statement of expenditure (IDW) needs to be submitted.
21. Undertaking regarding no loan on project land needs to be submitted.
22. Land cost needs to be clarified according to area apply for registration.
23. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.
24. Project report needs to be submitted.
25. Financial resources of the project need to be met with project cost.
26. CA certificate for non-default needs to be provided.
27. CA Certificate for cost incurred and to be incurred needs to be submitted.
28. CA certificate for REP 1 needs to be provided.
29. Details of project consultant (Architect, Structural Engineer, Chartered Accountant, MEP Consultant and proof consultant) needs to be provided along with their KYC.
30. Undertaking regarding 10 % auto credit from separate account under section 4(2)(l)(D) needs to be submitted.

25.	Remarks	The promoter has not submitted any reply.
	 <b>Asha</b> <b>Chartered Accountant</b>	 <b>Ashish Kush</b> <b>Planning Executive</b>
	<b>Day and Date of hearing</b>	Monday and 08.01.2024
	<b>Proceeding recorded by</b>	Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>		
<p>Proceedings dated: 08.01.2024</p> <p>No reply has been submitted by the promoter company against the deficiencies conveyed by the authority through deficiency notice dated 02.01.2024. 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>		
	 <b>(Sanjeev Kumar Arora)</b> <b>Member, HARERA</b>	 <b>(Ashok Sangwan)</b> <b>Member, HARERA</b>
	 <b>(Arun Kumar)</b> <b>Chairman, HARERA</b>	 <b>(Vijay Kumar Goyal)</b> <b>Member, HARERA</b>