





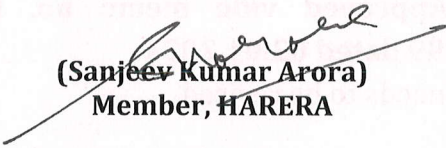
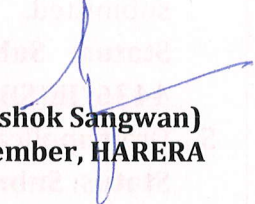


**Hearing brief for project registration u/s 4**

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	ZP-1845/JD(RA)/2024/1494 dated 12.01.2024
	vi)	Service plan and estimate approval	LC-4436/JE(SB)/2023/199 dated 02.01.2024
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/-	

	<b>DD no. and date</b>	005174 dated 29.08.2023. 005175 dated 29.08.2023.
	<b>Name of the bank issuing</b>	HDFC Bank
	<b>Deficient amount</b>	NIL
<b>16.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	29.09.2023
	<b>First notice Sent on</b>	19.10.2023
	<b>First hearing on</b>	23.10.2023
	<b>Second hearing on</b>	18.12.2023
	<b>Third hearing on</b>	08.01.2024
	<b>Fourth hearing on</b>	22.01.2024
<b>17.</b>	<b>Case History:-</b>	<p>The promoter M/s Divya Buildcon Pvt Ltd who is a license holder had applied for the registration of real estate project namely “<b>South Drive</b>” 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><b>On 23.10.2023</b>, 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 &amp; 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><b>On 18.12.2023</b>, 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><b>On 08.01.2024</b>, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. 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</p>



	<p>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 reply on 08.01.2024, 10.01.2024 &amp; 15.01.2024 which have been scrutinized and as per the approval of the authority the matter is listed for hearing on 22.01.2024.</p> <p>The status of the documents is mentioned below:</p>
<b>18.</b>	<p><b>Present compliance status as on 22.01.2024 of the deficiencies conveyed in the last hearing dated 08.01.2024.</b></p> <ol style="list-style-type: none"><li>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. <b>Status: Needs to be corrected.</b></li><li>2 Online DPI needs to be corrected. <b>Status: Needs to be corrected.</b></li><li>3 Approved architectural control sheet needs to be submitted. <b>Status: Submitted. Approved vide memo no. ZP-1845/JD(RA)/2024/1494 dated 12.01.2024.</b></li><li>4 Approved Service Plan and Estimates needs to be submitted. <b>Status: Submitted. Approved vide memo no. LC-4436/JE(SB)/2023/199 dated 02.01.2024.</b></li><li>5 Draft application form needs to be revised. <b>Status: Submitted.</b></li><li>6 Draft Allotment letter and BBA needs to be revised as per the prescribed format. <b>Status: Submitted.</b></li><li>7 Financial resources of the project need to be met with project cost. <b>Status: Submitted</b></li><li>8 Project report needs to be revised. <b>Status: Submitted</b></li><li>9 Cash flow statement needs to be revised. <b>Status: Submitted</b></li></ol>
<b>Remarks</b>	<ol style="list-style-type: none"><li>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.</li></ol>

	2 Online DPI needs to be corrected.
<p><b>Recommendations:</b> All requisite documents for registration of project under section 4 of the Act of 2016 have been submitted by the promoter except hard corrected copy of A-H and DPI. The authority may consider for grant of registration of project.</p>	
 <b>(M. L. Sardana)</b> <b>Accountant</b>	 <b>(Sumeet)</b> <b>Engineering Officer</b>
<b>Day and Date of hearing</b>	Monday and 22.01.2024
<b>Proceeding recorded by</b>	Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>	
<p>Proceedings dated: 22.01.2024. Sh. Sumeet, Engineering Officer and Sh. M. L. Sardana, Accountant briefed about the facts of the project. Sh. Aman Sharma (Director) along with Sh. Vikas Shah (AR) is present on behalf of the promoter. Approved as proposed as all the requisite approvals have been obtained and submitted in the Authority.</p>	
 <b>(Sanjeev Kumar Arora)</b> <b>Member, HARERA</b>	 <b>(Ashok Sangwan)</b> <b>Member, HARERA</b>
	 <b>(Vijay Kumar Goyal)</b> <b>Member, HARERA</b>
	 <b>(Arun Kumar)</b> <b>Chairman, HARERA</b>