

Project - Smartworld One DXP Phase -2
Promoter - M/s Nourish Developers Pvt. Ltd.
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Smartworld One DXP Phase -2	
2.	Name of the promoter	M/s Nourish Developers Pvt. Ltd.	
3.	Nature of the project	Mix Land Use	
4.	Location of the project	Sector- 113, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	M/s Aspis Buildcon Pvt. Ltd. and M/s Starcity Realtech Pvt. Ltd.	
7.	Status of project	New Phase	
8.	Whether registration applied for whole	Phase	
	Phase no.	4	
9.	Online application ID	RERA-GRG-1642-2024	
10.	License no.	106 of 2022 dated 05.08.2022	Valid up to 04.08.2027
11.	Total licensed area	16.1125 acres	Area applied 5.05 acres
12.	Projected completion date	OC - 31.08.2031. CC - 31.10.2033.	
13.	QPR Compliances (if applicable)	For RC no 2022/120 - Submitted - March 23 to March 24. For RC no 2022/127 - Submitted - March 23 to March 24.	
14.	4(2)(I)(D) Compliances (if applicable)	For RC no 2022/120 - Pending for year 2022-23. For RC no 2022/127 - Pending for year 2022-23.	
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)	For RC no 2022/120 Fire Scheme Approval - Within time. Approved service plans and estimates - Submitted on 09.02.2024. (Not on Time)	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
			Validity up to
	i)	License Approval	106 of 2022 dated 05.08.2022
			04.08.2027
	ii)	Zoning Plan Approval	DTCP- 9996 dated 02.02.2024
	iii)	Building approval plan	ZP-1632/PA(DK)/2022/36075 dated 01.12.2022
		Revised Building plan approval	ZP-1632-II/JD(RD)/2024/12932 dated 26.04.2024
			30.11.2027
			25.04.2029
	iv)	Environmental Clearance	SEIAA/2019/522 dated 24.12.2019
			23.12.2029
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2019/122/548-551 dated 01.04.2019
			30.03.2029

	vi)	Fire approval scheme	Applied on 15.04.2024
	vii)	Service plan and estimate approval	Applied on 29.04.2024
20.	Fee Details		
	Registration Fee		Residential FAR= 1,47,490 Sqm * 4.79 * 10 =Rs 70,64,771/-
	Processing Fee		Residential FAR= 1,47,490 Sqm * 10 = Rs 14,74,900/-
	Late Fee		N/A
	Total Fee		Rs 85,39,671/-
21.	DD amount		Rs 14,74,900/- Rs 70,64,780/- Total - 85,39,680/-
	DD no. and date		528716 dated 30.04.2024. 528715 dated 30.04.2024.
	Name of the bank issuing		Kotak Mahindra Bank
	Total fees		85,39,680 - 85,39,671 = -9 /-
	Deficient amount		NIL
22.	File Status		Date
	File received on		02.05.2024
	First hearing on		27.05.2024
	First notice Sent on		29.05.2024
	Documents submitted on		31.05.2024
	Documents submitted on		03.06.2024
	Documents submitted on		06.06.2024
	Documents submitted on		12.06.2024
	Documents submitted on		18.06.2024
23.	Case History:		
	<p>The Promoter M/s Nourish Developers Pvt. Ltd. who is a collaborator applied for the registration of real estate group housing colony namely "Smartworld One DXP Phase -2" located at Sector- 113, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 70834 dated 02.05.2024 and RPIN-743. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1642-2024. The project area for registration is 5.05 acres but the licensed area i.e., 16.1125 acres granted under License no - 106 of 2022 dated 05.08.2022 which is valid upto 04.08.2027.</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/743 dated 29.05.2024 was issued to the promoter.</p> <p>The promoter has submitted a reply on 31.05.2024, 03.06.2024, 06.06.2024, 12.06.2024, 18.06.2024 which was scrutinized, and the status of the documents is mentioned below:-</p>		
	Document submitted on 12.06.2024.		

	<p>Copy of two newspapers in which public notice was issued namely "The Tribune" dated 11.06.2024 and "Dainik Tribune" dated 11.06.2024 against which no objections have been received in the Authority till 20.06.2024.</p>	
<p>24.</p>	<p>Present compliance status as on 24.06.2024 of deficient documents conveyed vide notice dated 29.05.2024.</p>	<ol style="list-style-type: none"> 1. Two- third consent of the existing allottees needs to be submitted. Status - The promoter has submitted 633 consents out of 891 allottees i.e., 71%. 2. Comparison sheet for the changes in the building plan needs to be submitted. Status - Submitted (As per the sheet submitted, EWS and Nursery school have been shifted to phase - 5). 3. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 4. Online DPI needs to be corrected. 5. Revised Fire Scheme approval needs to be submitted. Status - Applied on 15.04.2024. 6. Revised Service plan and estimates needs to be submitted. Status - Applied on 29.04.2024 and the promoter has submitted the BG dated 07.06.2024 towards IDW amounting to Rs. 2.15Cr to the Director, TCP, Haryana. 7. Approval NOC's from various agencies for connecting external services like road needs to be submitted. Status - Submitted. 8. Affidavit/NOC for NCZ needs to be submitted. Status - Submitted. 9. Affidavit/NOC for Tree cutting permission NOC from DFO needs to be submitted. Status - Submitted. 10. Affidavit/NOC for Forest land diversion needs to be submitted. Status - Submitted. 11. Affidavit/NOC for Powerline Shifting needs to be submitted. Status - Submitted. 12. Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status - Submitted. 13. Latest Land Title Search report needs to be submitted on the latest date. Status - Submitted. 14. Draft Application form needs to be revised. Status - Submitted. 15. Draft Allotment letter needs to be revised. Status - Submitted. 16. Draft Builder Buyer Agreement needs to be revised. Status - Submitted. 17. Draft Brochure needs to be submitted. Status - Submitted. 18. Mining permission needs to be submitted. Status - Submitted.



		<p>19. DPI needs to be revised, as financial resources information in part D needs to be filled. Status - Submitted.</p> <p>20. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted as previously dated at 10.11.2022. Status - Submitted.</p> <p>21. Bank undertaking needs to be submitted. Status - Submitted.</p> <p>22. REP II needs to be submitted. Status - Submitted.</p> <p>23. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revise as bank account is not in the name of the project. Status - Submitted.</p> <p>24. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be provided. Status - Submitted.</p> <p>25. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. Status - Submitted.</p> <p>26. Cost of the land needs to be clarified according to the area applied for the registration as cost of land mentioned in DPI is Rs 17,723.22 lakhs for area applied 5.05 acre out of licensed area of 16.1125 acres. Status - Submitted.</p> <p>27. CA certificate for REP-1 needs to be submitted. Status - Submitted.</p> <p>28. CA certificate for non-default in payment of debts and liabilities needs to be provided. Status - Submitted.</p> <p>29. CA Certificate for expenditure incurred & to be incurred needs to be submitted. Status - Submitted.</p> <p>30. CA certificate for Net worth of promoter needs to be submitted. Status - Submitted.</p> <p>31. Statement of quarterly expenditure needs to be submitted. Status - Submitted.</p> <p>32. Statement of quarterly source of funds needs to be submitted. Status - Submitted.</p> <p>33. Quarterly Net Cash Flow statement needs to be submitted. Status - Submitted.</p>
25.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Revised Fire Scheme approval needs to be submitted.</p> <p>4. Revised Service plan and estimates need to be submitted.</p>

Recommendation - All the required documents for registration under section 4 of the Act, 2016 have been submitted except fire scheme approval and approved service plans and estimates. The Authority

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HARERA
GURUGRAM

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may consider for grant of registration upon submission of BG/DD amounting Rs 25 lakhs as a security amount & undertaking to submit the fire scheme approval within 4 months from the date of grant of registration certificate and undertaking to submit the copy of approved service plans and estimates within 3 months from the date of grant of registration certificate.

Ashish

Ashish Dubey
Chartered Accountant

Shashank

Shashank Sharma
Associate Engineer Executive

Day and Date of hearing

Monday and 24.06.2024.

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 24.06.2024.

Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AR) are present on behalf of promoter.

The public notice has been issued on 11.06.2024 with respect to the revision in building plans against which no objection has been received in the Authority till 20.06.2024.

Approved as proposed subject to submission of BG/DD of Rs. 25 lakhs for obtaining of approved fire scheme within four months and BG in respect of service plans estimates has already been submitted to DTCP, Haryana after technical approval of CE, HSVP. The approved service plans and estimates shall be submitted within three months and a condition to this effect shall be incorporated in the RC.

Sanjeev
(Sanjeev Kumar Arora)
Member, HARERA

Ashok
(Ashok Sangwan)
Member, HARERA

Vijay
(Vijay Kumar Goyal)
Member, HARERA

Arun
(Arun Kumar)
Chairman, HARERA

