

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project - DAXIN VISTAS
Promoter - M/s Signature Global Business Park Pvt. Ltd.
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	DAXIN VISTAS		
2.	Name of the promoter	M/s Signature Global Business Park Pvt. Ltd.		
3.	Nature of the project	Independent Residential Floors		
4.	Location of the project	Revenue Estate of village Bhondsi, Ghamroj & Mahendwara, Tehsil - Sohna, Gurugram.		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	1. Yesha Developers LLP. 2. Unistay Hospitality Pvt. Ltd. 3. Signature Global Business Park Pvt. Ltd.		
7.	Name of the Collaborator	M/s Signature Global Business Park Pvt. Ltd.		
8.	Status of project	New		
9.	Whether registration applied for whole	Whole		
	Phase no.	N/A		
10.	Online application ID	RERA-GRG-1751-2024		
11.	License no.	121 of 2024 dated 14.08.2024.		Valid up to 13.08.2029.
12.	Total licensed area	125.60 Acres	Area applied	21.983519 Acres (88964.225 sqmtr)
13.	Projected completion date	15.01.2028.		
14.	QPR Compliances (if applicable)	N/A		
15.	4(2)(I)(D) Compliances (if applicable)	N/A		
16.	4(2)(I)(C) Compliances (if applicable)	N/A		
17.	Status of change of bank account	N/A		
18.	Details of proceedings pending against the project	N/A		
19.	RC Conditions Compliances (if applicable)	N/A		
20.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	i)	License Approval	121 of 2024 dated 14.08.2024.	13.08.2029.
	ii)	Zoning Plan Approval	DGTCP 10461 – 10465 dated 05.09.2024.	
	iii)	Building plan approval	REV/SBP/Type-G-01,02, Type M-01-06, Type- H 01-02, Type I-01-02, Type -J 01-02 dated 12.09.2024.	
	iv)	Environmental Clearance	Not Submitted.	
	v)	Airport height clearance	N/A.	

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in
 An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
 Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	vi)	Fire approval scheme for commercial	N/A.
	vii)	Service plan and estimate approval	Not Submitted.
21.	Fee Details		
	Registration fee	Residential 88964.225 x 2.64 x 2.64 x 10 = 62,00,451 /-	
	Late fee	N/A	
	Processing fee	2,34,865.554 x 10 =Rs. 23,48,656/-	
	Total fee	62,00,451 + 23,48,656 = Rs. 85,49,107/-	
22.	Online details	41,22,941/- 20,61,471/- 15,03,140/- 23,48,656/- Total - Rs. 1,00,36,208/-	
	Online transactions details	INDBR32024090900513685 dated 09.09.2024. INDBR32024090900513684 dated 09.09.2024. YESBR12024093000011487. YESBR12024093000011488.	
	Name of the bank issuing	Indian Bank Yes Bank	
	Processing fees paid earlier which need to be forfeited.	17,79,285/-	
	Amount to be considered after forfeiting the processing fees	1,00,36,208 - 17,79,285 = 82,57,000/-	
	Total amount to be considered	85,49,107 - 82,57,000 = Rs. 2,92,107/-	
	Deficient amount	Rs. 2,92,107/-	
23.	File Status	Date	
	File received on	04.10.2024	
	First notice Sent on	18.10.2024	
	First hearing on	21.10.2024	
24.	Case History: The Promoter i.e., M/s Signature Global Business Park Pvt. Ltd. who is a Collaborator has applied for the registration of real estate Independent Residential Floors namely "DAXIN VISTAS" located at Revenue Estate of village Bhondsi, Ghamroj & Mahendwara, Tehsil -Sohna, Gurugram under section 4		

	of the Real Estate (Regulations and Development) Act, 2016. The project area for registration is 21.983519 Acres (88964.225 sqmtr) and the licensed area is also 125.60 acres granted under license 121 of 2024 dated 14.08.2024 valid up to 13.08.2029. The Authority has granted the registration vide RC no 96 of 2024 dated 20.09.2024 for S+3 floors on 602 plots (1806 units). Now, the promoter has come for amendment in registration on 602 plots again as the building plans for S+4 floors has been approved on 26.09.2024. The application for registration of affordable plotted colony under DDJAY was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/807 dated 18.10.2024 was issued to the promoter. A complaint dated 01.10.2024 has been received in the Authority wherein allegations has been alleged on the promoter regarding the license i.e., 121 of 2024 dated 14.08.2024 and the complaint has been handed over to the promoter on 14.10.2024 against which no reply has been received by the promoter. On the request of the promoter the matter is preponed from 28.10.2024 to 21.10.2024.
25.	Present compliance status as on 21.10.2024 of deficient documents as observed against the deficiency notice. 1. Deficit fee of Rs. 2,92,107/- needs to be submitted. 2. A complaint dated 01.10.2024 regarding the license i.e., 121 of 2024 dated 14.08.2024 on which the above amendment of registration is proposed, reply from the promoter against the complaint needs to be submitted. 3. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded mention need above need to be submitted in PDF format of size less than 5 mb each. 4. Corrections in online detailed project information need to be done. 5. The promoter has submitted a sold list of 698 allottees out of 1806 units. Further, the promoter has submitted a No objections /consents of 526 allottees which needs to be verified. 6. Environmental clearance needs to be submitted. 7. Approved service plans and estimates needs to be submitted. 8. A revenue sharing model as per the collaboration agreement needs to be submitted. 9. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. 10. Approval NOCs from the various agencies for connecting external services like storm water drainage, water supply, sewerage connection needs to be submitted. 11. Draft brochure and advertisement document need to be submitted.



Promoter - M/s Signature Global Business Park Pvt. Ltd.
No reply submitted by the promoter.

26.	Remarks
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Asha

Chartered Accountant



Shashank Sharma
Associate Engineer Executive

Day and Date of hearing

Monday and 21.10.2024.

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 21.10.2024.

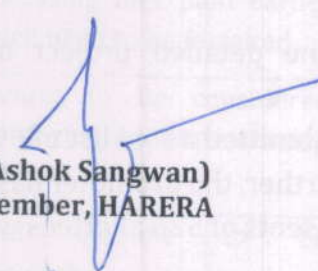
Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Vineet Maheshwari (President), Sh. Siddhartha Kapoor (AVP), Sh. Vedant Batra (CS) and Sh. Naveen Kumar (Architect) are present on behalf of the promoter.

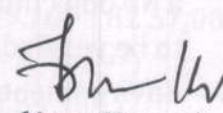
The AR present on the behalf of the promoter stated that reply to the complaint as well as deficiency notice has been submitted today in the Authority.

The Authority observes that there are revisions in the building plans so, a public notice in 3 prominent newspapers (2 English and 1 Hindi) be published regarding inviting objections within a period of two weeks for revisions in building plans as per the section 14(2) of the Act of 2016. Further, the office is directed to examine the reply to the compliant and deficiency notice submitted by the promoter.

The matter to come up on 04.11.2024.


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA