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)(l)(D) Compliances (if applicable)	N/A		
16.	4(2)(l)(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)	Service plans and estimates within 2 months – Not submitted.		
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.	

	vi)	**Fire scheme approval for commercial**	N/A.
	vii)	**Service plan and estimate approval**	Not Submitted.
21.	**Fee Details**		
	Registration fee		Residential 88964.225 x 2.64 x2.64 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/- 2,92,107/- 100/- Total – Rs. 1,03,28,415/-
	Online transactions details		INDBR32024090900513685 dated 09.09.2024. INDBR32024090900513684 dated 09.09.2024. YESBR12024093000011487. YESBR12024093000011488. INDBR32024101600430778 dated 16.10.2024. UPI reference no 430316023973 dated 29.10.2024.
	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		1,03,28,315 - 17,79,285 = 85,49,130/-
	Total amount to be considered		85,49,107 - 85,49,130 = Rs. -23/-
	Deficient amount		NIL
23.	**File Status**		**Date**
	File received on		04.10.2024
	First notice Sent on		18.10.2024
	First hearing on		21.10.2024
	Documents submitted 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 86 of 2024 dated 12.08.2024 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.

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.

The public notice was published in three newspapers namely "The Tribune", "Hindustan Times", and "Dainik Bhaskar" dated 23.10.2024.

Reply against the complaint.

The promoter has submitted a reply against the complaint dated 01.10.2024 wherein the promoter stated that, Copy of Complaint/Objections is unsigned which is nothing but a false, frivolous, baseless attempt having no merits. The facts, circumstances, and applicable laws categorically suggest that the said Complaint/Objections have been filed with the sole motive to harass and blackmail the Company by arm twisting.

1. Promoter stated that, Industrial licensing policy dated 01.10.2015 (Policy regarding grant of licences for development of Industrial colony in Industrial/Agriculture zone in view of Enterprises Promotion Policy-2015) has been amended vide Memo. No. Misc.388/ 7/16/2019-2TCP dated 09.03.2019.

Complainant/Objector has relied upon the Old Clause 1.7 (v) of the Industrial licensing policy dated 01.10.2015 however, as a matter of fact, said old clause 1.7 (v) stands amended w.e.f. 09.03.2019. New Amended Clause 1.7 (v) of the policy dated 01.10.2015 is being reproduced as under just for the ready reference of this Hon'ble Authority: -

> ***"The colonizer shall have to complete the infrastructure facilities in the entire industrial colony and allot at least 1/3rd of either plotted industrial area in case of industrial plotted colony or, the permitted industrial FAR in case of flatted industrial colony before***

	he is allowed permission to occupy the facility created under the residential and commercial uses." From the aforesaid, it is categorically clear that there is no obligation upon a licensee or developer, prior to taking any booking, to complete the infrastructure facilities in the entire industrial colony and/or allot at least 1/3rd of the plotted industrial area of the permitted FAR of the flatted industrial area. 2. Promoter further stated that, they have never denied preference in allotment of residential plots to any industry owners/ executives/ workers and no person claiming denial of preference in allotment of residential plots has been mentioned in copy of objection supplied to us. As regard to allegation of colonizer has not intended to launch the industrial portion is concerned, we would like to submit that said portion has not only launched but allotment has also been made. 3. The promoter stated that provision which is not obligatory has been presented as a mandatory obligation. The terms " The colonizer may also plan....." has been intentionally mentioned with ulterior motive as "The colonizer shall also plan.....". It is respectfully submitted that approving the zoning plan, building plan etc is in exclusive domain of officials under The Haryana Development and Regulation of Urban Areas Act, 1975 and the project is being developed in accordance with permissions/approvals/sanctioned granted by the Competent Authorities. 4. The project is being developed in accordance with permissions/approvals/sanctioned granted by the Competent Authorities. It would not be out of place to mention that according to the policy, the required community facilities area is 3.981 acre and the provided community area is 4.13 acres which shall be transferred to government free of cost as per DTCP policy. From the aforesaid, it has emerged that Complainant/Objector has submitted objections just for creating hurdles. He has not only given absurd interpretations of relevant provisions of laws but also supplied false information. The promoter prayed to reject/dismiss the Complaint/Objection made by the Complainant/Objector and further to initiate necessary proceeding against him for deliberately and knowingly misleading this Hon'ble Authority.	
25.	**Present compliance status as on 04.11.2024 of deficient documents as observed during the last hearing 21.10.2024.**	1. Deficit fee of Rs. 2,92,184/- needs to be submitted. Status – Submitted Rs 2,92,107/- paid vide RTGS no INDBR32024101600430778 dated 16.10.2024 and 100/- paid vide UPI reference no 430316023973 dated 29.10.2024. 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.** **Status – 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. Status – Submitted but needs to be revised. 4. Corrections in online detailed project information need to be done. Status – Submitted but needs to be revised. 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. Status - 6. Environmental clearance needs to be submitted. Status – Not Submitted. 7. Approved service plans and estimates needs to be submitted. Status – Not Submitted. 8. A revenue sharing model as per the collaboration agreement needs to be submitted. Status – The promoter stated that out of total 125.6 acres, approx. 102 acres of the land is owned by the applicant company i.e., M/s Signature Global Business Park Pvt. Ltd. and balance land i.e., approx. 23.6 acres is under collaboration (31% owner and 69% developer). Promoter stated that total estimated land cost is Rs. 30,711.45 lakh and the revenue share of the landowners is estimated to be Rs 17,440.02 lakhs and the total sale proceed are estimates to be Rs. 328,597.59 lakhs. That the share of the landowners shall be paid in terms of the respective agreements, from the Free account (30% account). That in the circumstance the promoter is unable to repay the same from the above-mentioned facilities, then the promoter shall ensure the repayment from its own contribution through its equity, inter corporate loans or by any means, as available with the promoter. 9. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. Status – Not Submitted and promoter stated that the NEC is not applicable to them, and land is encumbered and NOC from the lender has been obtained. 10. Approval NOCs from the various agencies for connecting external services like storm water drainage, water supply, sewerage connection needs to be submitted. Status – Not submitted, the promoter stated that the project falls in agricultural zone therefore EDC is not applicable/payable, due to which no agency is required to lay down any services related to storm water drainage, water supply, sewerage connection etc. Undertaking to the same is provided. 11. Draft brochure and advertisement document need to be submitted. Status – Submitted.
26.	**Remarks**	1. **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. 2. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded mentioned above need to be submitted in PDF format of size less than 5 mb each. 3. Corrections in online detailed project information need to be done. 4. 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. 5. Environmental clearance needs to be submitted. 6. Approved service plans and estimates needs to be submitted. 7. Approval NOCs from the various agencies for connecting external services like storm water drainage, water supply, sewerage connection needs to be submitted.

Asha
Chartered Accountant

Shashank Sharma
Associate Engineer Executive

Day and Date of hearing	Monday and 04.11.2024.
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 04.11.2024.

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) and Sh. Vedant Batra (CS) are present on behalf of the promoter.

The AR of the promoter is directed to submit the mobile number of the existing allottees for random verification of the consents submitted for revision in the building plans from S+3 to S+4. The complainant be also called on the next date of hearing.

The matter to come up on 11.11.2024.

(On leave)
(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA