

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-1738-2024	
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
	i)	License Approval	121 of 2024 dated 14.08.2024.
	ii)	Zoning Plan Approval	DGTCP 10461 - 10465 dated 05.09.2024.
	iii)	Building approval plan	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.
Validity up to			
13.08.2029.			

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.	<b>Fee Details</b>		
		Registration fee	Residential 88964.225 x 2 x 2 x 10 = 35,58,569 /-
		Late fee	N/A
		Processing fee	1,77,928.45 x 10 =Rs. 17,79,285/-
		Total fee	35,58,569 + 17,79,285 = Rs. 53,37,854/-
22.		Online details	41,22,941/- 20,61,471/- Total - Rs. 61,84,412
		Online transactions details	INDBR32024090900513685 dated 09.09.2024. INDBR32024090900513684 dated 09.09.2024.
		Name of the bank issuing	Indian Bank
		Deficient amount	53,37,854 - 61,84,412 = -8,46,558/- NIL
23.	<b>File Status</b>		<b>Date</b>
		File received on	09.09.2024
		First notice Sent on	13.09.2024
		Documents Submitted on	13.09.2024
		First hearing on	16.09.2024
24.	<b>Case History:</b> 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 application for registration of affordable plotted colony under DDJAY was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/788 dated 13.09.2024 was issued to the promoter. On the request of the promoter the matter is preponed from 07.10.2024 to 16.09.2024.		
25.	<b>Present compliance status as on 16.09.2024 of deficient documents as observed against the deficiency notice.</b>	<ol style="list-style-type: none"> <li>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. Status - Submitted but needs to be revised.</li> <li>Corrections in online detailed project information need to be done. Status - Submitted but needs to be revised.</li> </ol>	

**Promoter - M/s Signature Global Business Park Pvt. Ltd.**

		<p>3. Approved service plans and estimates need to be submitted. Status - Not submitted and promoter Stated that service estimates applied, and promoter has submitted bank guarantee against IDW in DTCP.</p> <p>4. 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.</p> <p>5. Non-encumbrance certificate not below the rank of tehsildar &amp; 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.</p> <p>6. 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.</p> <p>7. Draft allotment letter, builder buyer agreement and conveyance deed need to be submitted. Status - Submitted.</p> <p>8. Draft brochure and advertisement document need to be submitted. Status - Submitted.</p> <p>9. Cost of land amounts to Rs 35580.19 lakhs needs to be clarified according to area i.e., 39.18 acres applied for registration. Status - Submitted.</p> <p>10. NOC from lender needs to be submitted. Status - Submitted.</p> <p>11. Original Bank Undertaking needs to be submitted. Status - Submitted.</p> <p>12. Details need to be submitted for financial resources mentioned in DPI amounts to Rs 8663.36 lakhs from loan from financial institution or banks and Rs 11563.46 from equity by the promoter. Status - Submitted.</p>
--	--	---



		13. Clarification/Challan needs to be submitted as EDC & IDC not mentioned in DPI. Status - Clarification Submitted.
		14. REP II and Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. Status -Submitted
26.	Remarks	1. 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. 2. Corrections in online detailed project information need to be done. 3. Approved service plans and estimates need to be submitted. 4. Approval NOCs from the various agencies for connecting external services like storm water drainage, water supply, sewerage connection needs to be submitted.

**Recommendation** - All the required documents for registration under section 4 of the Act, 2016 have been submitted except approved service plans and estimates and approvals NOC's i.e., storm water drainage, water supply, sewerage connection . The Authority may consider for grant of registration upon submission approved SPE within 2 months from the date of grant of registration certificate.

*Ashish Dubey*

**Ashish Dubey**  
Chartered Accountant

*Shashank Sharma*

**Shashank Sharma**  
Associate Engineer Executive

**Day and Date of hearing**

Monday and 16.09.2024.

**Proceeding recorded by**

Ram Niwas

**PROCEEDINGS OF THE DAY**

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

Sh. Ravi Aggarwal (Director), Sh. Sanjay Kumar Varshney (ED), Siddhartha Kapoor (AVP), Sh. Vedant Batra (CS) and Sh. Naveen Kumar (Architect) are present on behalf of the promoter.

Sh. Ravi Aggarwal (Director) states that the revenue sharing with the landowner collaborator is in ratio of 69:31 percent but the withdrawal shall be only in proportion to the land cost from the 70% account and an affidavit to this effect is already submitted in the Authority. The requisite access permission from NHAI has already been obtained and the BG for approval of SPE has already been submitted to DTCP and the approved SPE shall be submitted within two months. All the services shall be provided and maintained by the promoter until their provisioning by public authorities and a declaration to this effect shall be published in the brochure.

Approved as above. The RC shall be issued after rectification of minor deficiencies in form A to H and DPI.

*(Ashok Sangwan)*  
**(Ashok Sangwan)**  
Member, HARERA

*(Vijay Kumar Goyal)*  
**(Vijay Kumar Goyal)**  
Member, HARERA