

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**Project - DAXIN GURUGRAM'S X FACTOR**
**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 GURUGRAM'S X FACTOR	
2.	Name of the promoter	M/s Signature Global Business Park Pvt. Ltd.	
3.	Nature of the project	Industrial Plotted Colony.	
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-1721-2024	
11.	License no.	121 of 2024 dated 14.08.2024.	Valid up to 13.08.2029.
12.	Total licensed area	125.60 Acres	<b>Area applied</b> 125.60 Acres
13.	Projected completion date	31.12.2028	
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)	Layout approval plan	DGTCP 10446 dated 20.08.2024.
	iv)	Environmental Clearance	Not Submitted.
	v)	Airport height clearance	N/A



	vi)	Fire approval scheme for commercial	N/A
	vii)	Service plan and estimate approval	Not Submitted.
<b>21.</b>	<b>Fee Details</b>		
	<b>Registration fee</b>		Residential (125.6 – 3.76) x 4046.86 x 10 = 121.84 x 4046.86 x 10 =Rs. 49,30,694/- Commercial (3.76 x 4046.86) x 20 15216.1936 x 20 =Rs. 3,04,324/- Total = Rs. 52,35,018/-
	<b>Late fee</b>		N/A
	<b>Processing fee</b>		125.6 x 4046.86 x 10 =Rs. 50,82,856/-
	<b>Total fee</b>		52,35,018 + 50,82,856 = Rs. 1,03,17,874/-
<b>22.</b>	<b>Online details</b>		52,35,019/- 50,82,857/- Total = 1,03,17,876/-
	<b>Online transactions details</b>		YESBR12024082200010770 dated 22.08.2024. YESBR12024082200010771 dated 22.08.2024.
	<b>Name of the bank issuing</b>		Yes Bank
	<b>Deficient amount</b>		1,03,17,874 - 1,03,17,876 = -2/- NIL
<b>23.</b>	<b>File Status</b>		<b>Date</b>
	<b>File received on</b>		02.09.2024
	<b>First notice Sent on</b>		11.09.2024
	<b>Documents submitted on</b>		12.09.2024
	<b>First hearing on</b>		16.09.2024
<b>24.</b>	<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 Industrial Plotted Colony namely "DAXIN GURUGRAM'S X FACTOR" 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 125.60 acres 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.		

	<p>The application for registration of affordable plotted colony under DDJAY was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/760 dated 27.06.2024 was issued to the promoter. On the request of the promoter the matter is preponed from 30.09.2024 to 16.09.2024.</p>
<p>25.</p>	<p><b>Present compliance status as on 16.09.2024 of deficient documents as observed against the deficiency notice.</b></p> <ol style="list-style-type: none"> <li>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. Status - Submitted but needs to be revised.</li> <li>2. Corrections in online detailed project information need to be done. Status - Submitted but needs to be revised.</li> <li>3. Environmental Clearance needs to be submitted. Status - Not Submitted and applied on 28.08.2024. Further, the promoter has submitted the security amount of Rs 25 lakh in the Authority vide transaction no YESBR12024091200008002 dated 12.09.2024.</li> <li>4. 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.</li> <li>5. 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. 58940.45 lakh and the revenue share of the landowners is estimated to be RS 15,135.67 lakhs and the total sale proceeds are estimates to be Rs. 2,72,464.3 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.</li> <li>6. Mutation, jamabandi and Aks Shijra of whole area duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted. Status - Submitted.</li> </ol>

		<p>7. 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>8. 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 and promoter has submitted an affidavit stating that their projects fall in agricultural zone and that 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. Further promoter undertakes to maintain these services till the project comes under urbanisable limits and bear with the cost in this regard.</p> <p>9. Draft allotment letter, builder buyer agreement and conveyance deed need to be submitted.  Status - Submitted.</p> <p>10. Draft brochure and advertisement document need to be submitted.  Status - Submitted.</p> <p>11. Cost of land amounts to Rs 56932.26 lakhs needs to be clarified according to area i.e., 125.60 acres applied for registration.  Status - Submitted.</p> <p>12. NOC from lender needs to be submitted.  Status - Submitted.</p> <p>13. CA Certificate for net worth of promoter on latest date and CA Certificate for non-default in statutory liabilities needs to be submitted.  Status - Submitted.</p> <p>14. Details need to be submitted for financial resources mentioned in DPI amounts to Rs 24700 lakhs from loan from financial institution or banks and Rs 32274.07 from equity by the promoter.  Status - Submitted.</p> <p>15. Challan and Schedule of payment of IDC and EDC paid for the project needs to be submitted.  Status - Clarification Submitted.</p>
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**Promoter - M/s Signature Global Business Park Pvt. Ltd.**

26.	Remarks	<ol style="list-style-type: none"> <li>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.</li> <li>2. Corrections in online detailed project information need to be done.</li> <li>3. Environmental Clearance needs to be submitted.</li> <li>4. Approved service plans and estimates need to be submitted.</li> <li>5. Approval NOCs from the various agencies for connecting external services like storm water drainage, water supply, sewerage connection needs to be submitted.</li> </ol>
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**Recommendation** - All the required documents for registration under section 4 of the Act, 2016 have been submitted except environmental clearance , approved service plans and estimates and approvals NOC's i.e., storm water drainage, water supply, sewerage connection .The promoter has submitted the NEFT of Rs 25 lakh vide no YESBR12024091200008002 dated 12.09.2024 as a security amount for approval of Environmental Clearance. The Authority may consider for grant of registration upon submission environmental clearance within 4 months and approved SPE within 2 months from the date of grant of registration certificate.

**Ashish Dubey**  
**Chartered Accountant**

**Shashank Sharma**  
**Associate Engineer Executive**

<b>Day and Date of hearing</b>	Monday and 16.09.2024.
<b>Proceeding recorded by</b>	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. The environment clearance is also applied, and final approval will be submitted within four months and online transaction of Rs. 25 lakhs have already been made to the Authority as a security amount and assurance for its submission within stipulated time, failing which it shall be forfeited. 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)**  
**Member, HARERA**

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

