

Project
Promoter

Southwest Residency
M/s Sangam Building Solutions Pvt. Ltd.

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

SNo.	Particulars	Details		
1.	Name of the project	Southwest Residency		
2.	Name of the promotor	M/s Sangam Building Solutions Pvt. Ltd. (Collaborator)		
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 95A, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	M/s Sangam Building Solutions Pvt. Ltd. M/s Block by Block Buildmart Pvt. Ltd.		
7.	Whether registration applied for whole	Whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1478-2023		
10.	License no.	107 of 2023 dated 17.05.2023	Valid up to 16.05.2028	
11.	Total licensed area	11.725 Acres	Area to be registered	11.725 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	30.04.2028		
13.	QPR compliance	N/A		
14.	4(2)(I)(D) compliance	N/A		
15.	Compliance of conditions of RC	N/A		
16.	4(2)(I)(c) compliance	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	Status of change of bank a/c	N/A		
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	17.05.2023	16.05.2028
	ii)	Zoning Plan Approval	Not submitted	
	iii)	Layout plan Approval	17.05.2023	
	iv)	Environmental Clearance	N/A	



	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Not submitted
	viii)	Electricity load availability connection	Not submitted
20.	Fee details		
	Registration fee	(45551.343 x 10) + (1897.973 x 20) =Rs. 4,93,474/-	
	Late fee	Nil	
	Processing fee	47449.316 x 10 =Rs. 4,74,494/-	
	Total fee	Rs. 9,67,968/-	
21.	DD amount	Rs. 9,67,968/-	
	DD no. and date	015159 dated 11.10.2023	
	Name of the bank issuing	HDFC Bank	
	Deficient amount	Nil	
22.	File Status	Date	
	Project received on	21.12.2023	
	Notice dispatched on	04.01.2024	
	1 st Hearing	08.01.2024	
	First reply submitted on	16.01.2024	
	Second reply submitted on	08.02.2024	
	2 nd Hearing	04.03.2024	
	3 rd Hearing	01.04.2024	
	4 th Hearing	29.04.2024	
	5 th Hearing	01.07.2024	
	6 th Hearing	29.07.2024	
	7 th Hearing	30.09.2024	
	8 th Hearing	11.11.2024	
23.	Case history-		
	The promoter i.e., M/s Sangam Building Solutions Pvt. Ltd. has applied on dated 21.12.2023 for registration of their affordable plotted colony under DDJAY namely "Southwest Residency" located at Sector 95A, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016. This application relates to the license no. 107 of 2023 dated 17.05.2023 issued by the DTCP in favour of Sangam Building Solutions Pvt. Ltd. And Block by Block Buildmart Pvt. Ltd. in collaboration with Sangam Building Solution Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 11.725 acres in sector- 95A, Gurugram.		

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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 अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter through deficiency notice dated 04.01.2024 and an opportunity of hearing was provided on 08.01.2024.

Proceedings dated 08.01.2024, Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case. None is present on behalf of the promoter. No reply has been submitted by the promoter company till 08.01.2024 against the deficiencies conveyed by the authority through notice dated 04.01.2024. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed. Further, if no response is received from the promoter within next 4 weeks' time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.

Proceedings dated 04.03.2024, Ms. Deepika (Planning Executive) briefed about the facts of the case. Sh. Ravi Yadav (AR) is present on behalf of the promoter. The AR of the promoter states that the approval of zoning plan is held up due to want of finalization of sectoral plan and is to be decided by DTCP. The AR seeks four weeks' time for submission of remaining approvals and other deficit documents. The matter to come up on 01.04.2024.

Proceedings dated 01.04.2024, Ms. Nikita (Planning Executive) and Sh. Ashish Dubey (Chartered Account) briefed about the facts of the case. Sh. Ravi Yadav (AR) is present on behalf of the promoter and seeks three weeks' time for submission of the deficit documents already conveyed. The matter to come up on 29.04.2024.

Proceedings dated 29.04.2024, Ms. Neeraj Gautam (Associate Architectural Executive) and Sh. Ashish Dubey (Chartered Account) briefed about the facts of the case. Sh. Ravi Yadav (AR) is present on behalf of the promoter and seeks two months' time for complying with the deficiencies including submission of approved demarcation and zoning plan. The matter to come up on 01.07.2024.

Proceeding dated 01.07.2024, the matter is adjourned for 29.07.2024.

Proceeding dated 29.07.2024, the matter is adjourned for 30.09.2024.

Proceeding dated 30.09.2024, the matter is adjourned for 11.11.2024.

24. Present compliance status as on 11.11.2024 of deficient documents as observed on last hearing i.e. 30.09.2024	1. Corrections in REP-I (Part A-H) need to be done. Requisite documents need to be provided in PDF format. Status: Not provided 2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. Status: Not submitted 3. Plots allocated to the landowner in accordance with the collaboration agreement duly marked on the layout plan after mutual agreement between the land owner and the collaborator needs to be submitted. Status: Not submitted
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	4. Copy of mutation, jamabandi and aks shijra duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted. Status: Not submitted 5. Approved service plans and estimates need to be submitted. Status: Not submitted 6. Approved electrical load availability connection needs to be submitted. Status: Not submitted 7. NOCs for construction water, drinking water supply, storm water drainage and sewerage connection from concerned departments need to be submitted. Status: Not submitted 8. Demarcation plan needs to be submitted. Status: Not submitted 9. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Not submitted 10. Approved zoning plan needs to be submitted. Status: Not submitted 11. PERT chart of the proposed project needs to be submitted. Status: Not submitted 12. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted. Status: Not submitted 13. Draft brochure and advertisement document need to be submitted. Status: Not submitted 14. Cost of the land needs to be clarified according to the area applied for the registration. Status: Not submitted 15. Latest non encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Not submitted 16. Financial resources of the project need to be met with the project cost. Status: Not submitted 17. Project report needs to be provided. Status: Not submitted 18. CA certificate for expenditure incurred and to be incurred needs to be submitted. Status: Not submitted 19. KYC of project consultant needs to be provided. Status: Not submitted 20. Bank undertaking needs to be submitted. Status: Not submitted
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	21. Board resolution for operation of bank account needs to be submitted along with KYC of authorized person to operate these bank account. Status: Not submitted 22. Quarterly schedule of estimated expenditure needs to be provided. Status: Not submitted 23. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Not submitted 24. Cash flow statement needs to be provided. Status: Not submitted 25. Copy of paid challan of EDC and IDC needs to be submitted. Status: Not submitted
Remarks	1. Corrections in REP-I (Part A-H) need to be done. Requisite documents need to be provided in PDF format. 2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. 3. Plots allocated to the landowner in accordance with the collaboration agreement duly marked on the layout plan after mutual agreement between the landowner and the collaborator needs to be submitted. 4. Copy of mutation, jamabandi and aks shijra duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted. 5. Approved service plans and estimates need to be submitted. 6. Approved electrical load availability connection needs to be submitted. 7. NOCs for construction water, drinking water supply, storm water drainage and sewerage connection from concerned departments need to be submitted. 8. Demarcation plan needs to be submitted. 9. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. 10. Approved zoning plan needs to be submitted. 11. PERT chart of the proposed project needs to be submitted. 12. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted. 13. Draft brochure and advertisement document need to be submitted. 14. Cost of the land needs to be clarified according to the area applied for the registration. 15. Latest non encumbrance certificate not below the rank of tehsildar needs to be submitted. 16. Financial resources of the project need to be met with the project cost. 17. Project report needs to be provided.

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	18. CA certificate for expenditure incurred and to be incurred needs to be submitted. 19. KYC of project consultant needs to be provided. 20. Bank undertaking needs to be submitted. 21. Board resolution for operation of bank account needs to be submitted along with KYC of authorized person to operate these bank account. 22. Quarterly schedule of estimated expenditure needs to be provided. 23. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. 24. Cash flow statement needs to be provided. 25. Copy of paid challan of EDC and IDC needs to be submitted.
	<i>Ashish</i> (Ashish Dubey) Chartered Accountant <i>Deepika</i> (Deepika) Planning Executive

Day and Date of hearing	Monday and 11.11.2024
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceeding dated: 11.11.2024,

Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Ravi Yadav (Director) is present on behalf of the promoter.

It was noted by the authority that the deficiencies already pointed to the promoter had not been rectified despite eight hearings and almost one year after submission of the application for registration. It was also noted that the zoning plan for the project is yet to be approved by the competent authority. The AR of the promoter stated that there have been revisions in the sectoral plan and the approval of zoning plan is in process.

The Authority considered the matter and decided that the application submitted by the promoter may be returned with liberty to apply as and when the requisite approvals are granted by the competent authority. It was decided that the application for registration of project submitted by the promoter be returned with liberty to the promoter to apply afresh as and when the basic approvals for registration of the project are granted. The processing fee be forfeited and registration fee shall be adjusted as and when fresh application for registration is received.

(Signature)
(Ashok Sangwan)
Member, HARERA

V. I. - 3
(Vijay Kumar Goyal)
Member, HARERA

(Signature)
(Arun Kumar)
Chairman, HARERA

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