

Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	GLS Courtyard	
2.	Name of the promoter	M/s GLS Infraprojects Pvt. Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 95, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Status of project	New	
7.	Whether registration applied for whole	Whole Project	
8.	Online application ID	RERA-GRG-PROJ-998-2022	
9.	License no.	103 of 2021 dated 08.12.2021	Valid up to 07.12.2026
10.	Total licensed area	2.95625 acres	Area to be registered 2.95625 acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	103 of 2021 dated 08.12.2021 07.12.2026
	ii)	Zoning Plan Approval	N/A N/A
	iii)	Layout plan Approval	Drg. No DTCP 8053 09.12.2021
	iv)	Environmental Clearance	N/A N/A
	v)	Architectural Control Sheet	ZP-1536/SD(DK)/2022/12825 dated 12.05.2022
	vi)	Service plan and estimate approval	LC-4200(A+B)/JE(DS)-2022/13222 dated 16.05.2022
12.	File Status	Date	
	File received on	10.01.2022	
	First notice Sent on	21.01.2022	
	First hearing on	31.01.2022	
	Second hearing on	07.02.2022	
	Third hearing on	21.02.2022	
	Fourth hearing on	07.03.2022	
	Fifth hearing on	28.03.2022(adjourned)	
	Sixth hearing on	31.03.2022 (adjourned)	
	Seventh hearing on	02.04.2022	



	Eighth hearing on	25.04.2022
	Ninth hearing on	09.05.2022
	Tenth hearing on	16.05.2022
	Eleventh hearing on	23.05.2022
14.	Status of Documents	1. Approved Service Plan and Estimates needs to be submitted. Status: Submitted the approval alongwith the estimates and plans.
	Deficit Documents	All the deficiencies are removed.
	Day and Date of hearing	Monday and 23.05.2022
	Proceeding recorded by	Ram Niwas

Case History:-

The promoter M/s GLS Infraprojects Pvt. Ltd. who is a License Holder applied for the registration of real estate project namely "GLS Courtyard" located at Sector-95, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 27519 dated 10.01.2022 and RPIN-420. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-998-2022. The project area for registration is same as that of the licensed area i.e. 2.95625 acres. License no - 103 of 2021 dated 08.12.2021. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/420 dated 21.01.2022 was issued to the promoter with an opportunity of being heard on 31.01.2022.

The promoter submitted a reply dated 28.01.2022, after scrutiny of the reply the remaining deficiencies were conveyed to the promoter. On 31.01.2022, By the orders of the authority the promoter is directed to remove the deficit documents as mentioned above. The matter was fixed for 07.02.2022. On 07.02.2022, the promoter requested for the adjournment of 15 days for the rectification and submission of all deficit documents. The matter to come up on 21.02.2022. The remaining deficiencies were conveyed to the promoter.

On 21.02.2022, the directed the promoter to submit the deficit documents within 15 days and matter was fixed for 07.03.2022. On 07.03.2022, the promoter requested for two weeks' time for the rectification of the deficiencies and the Authority accepted the request and fixed the matter for 28.03.2022. The promoter submitted a reply on 24.03.2022 which was scrutinized and the remaining deficiencies were conveyed to the promoter.

On 28.03.2022, the matter was adjourned and fixed for 31.03.2022.

On 31.03.2022, the matter was adjourned and fixed for 02.04.2022.

On 02.04.2022, the AR of the promoter submits that the service plan estimates as well architectural control sheets are in advance stage of approval and seeks 2 weeks' time for their submission. The authority decided to adjourn the matter for 25.04.2022.

On 25.04.2022, The AR of the promoter requested for 2 weeks' time for submitting deficit documents and approvals. The matter was fixed for 09.05.2022.

The promoter submitted a reply on 06.05.2022 which was scrutinized and conveyed to the promoter:

On 09.05.2022, the authority directed the promoter to submit the deficit documents. As the architectural control sheet and service plan and estimates are the pre-requisite for the registration.

The matter to come up on 16.05.2022.

The promoter submitted a reply on 13.05.2022 which was scrutinized and the deficiencies were conveyed to the promoter.



The promoter submitted a reply on 17.05.2022 which was scrutinized and found that the promoter submitted the approved service plan and estimates.

The promoter also submitted a reply on 20.05.2022 which was scrutinized and found that the promoter submitted the corrected online DPI and Form (A-H) after incorporating the estimates and plans of the as per the approved service plan and estimates.

All the pre-requisite for the registration of project is complete. Three sets of DPI Booklet have been submitted. Draft of registration certificate incorporating the terms and conditions and compliances is also placed on the file.

NKambal
23.05.2022
Naresh Kumar
Chartered Accountant



Ashish Kush
Planning Executive

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Ashish Drall	(Sr. GM)	9717994849	Ashish.drall@glsho.com

PROCEEDINGS OF THE DAY

Proceedings dated: 23.05.2022

Sh. Ashish Kush (Planning Executive) briefed about the facts of the case.

Sh. Ashish Drall (Sr. GM) is present on behalf of the promoter.

In view of the examination and confirmation by the Office for promoter having complied with all the pre-requisites, the authority decides to grant the registration certificate.

V.K. Goyal
Vijay Kumar Goyal
Member, Harera, Gurugram

Dr. K.K. Khandelwal
Dr. K.K. Khandelwal
Chairman, Harera, Gurugram



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

Temp ID- RERA-GRG-998-2022
GLS Courtyard

AGENDA OF THE MEETING

DATED: 23.05.2022

ITEM NO.	RPIN	420
SUBJECT	Application for registration of Commercial plotted colony namely "GLS Courtyard" in Sector-95, Gurugram being developed by M/s GLS Infraprojects Pvt. Ltd.	
APPLICATION DETAILS		
1.	Application for registration (for whole project/ phase)	Project
2.	Name of the project	GLS Courtyard
3.	(a) Total licensed area of the project	2.95625 acres
	(b) Area applied for registration	2.95625 acres
4.	Location of the project (location of the project is to give as phase is part of the project even if phase is to be registered)	Sector- 95, Gurugram
5.	Status of the project (status of the project is to be given not of the phase even if phase is to be registered) (New/ Ongoing) Definition of ongoing project as provided in rule 2(o)¹	NEW
6.	Planning area	Gurgaon - Manesar Urban Complex - 2031 A.D.
CASE HISTORY		
Sr. No.	File status	Date

¹ "on-going project" means a project for which a license was issued for the development under the Haryana Development and Regulation of Urban Area Act, 1975 on or before the 1st May, 2017 and where development works were yet to be completed on the said date



1.	Application for registration received on	10.01.2022
2.	First notice sent on	21.01.2022
3.	First hearing on	31.01.2022
4.	Second hearing on	07.02.2022
5.	Third hearing on	21.02.2022
6.	Fourth hearing on	07.03.2022
7.	Fifth hearing on	28.03.2022(adjourned)
8.	Sixth hearing on	31.03.2022 (adjourned)
9.	Seventh hearing on	02.04.2022
10.	Eighth hearing on	25.04.2022
11.	Ninth hearing on	09.05.2022
12.	Tenth hearing on	16.05.2022
13.	Eleventh hearing on	23.05.2022

DETAILS

DETAILS OF THE PROJECT PROMOTER

The application under section 4 of the Real Estate (Regulation & Development) Act, 2016, has been received in the authority for registration of real estate project/phase (whichever is applicable) having following details:

1.	Name of the applicant-promoter	M/s GLS Infraprojects Pvt. Ltd.
2.	Legal capacity to act as applicant promoter	License Holder
3.	Status of the promoter	Company
4.	Registered address	707, 7 th Floor, JMD Pacific Square, Sector-15, Part-II, Gurugram, Haryana

PROJECT AND FEE DETAILS

1.	Details of the project (as a whole)		
	Sr. No.	Particulars	Details
	1.	Name of the project	GLS Courtyard



2.	Location of the project		Sector-95, Gurugram
3.	(a)	Whether project is to be implemented in one go or in phases	NEW
	(b)	No. of Phases	N/A
4.	Licence no. and date of validity		103 of 2021 dated 08.12.2021 valid upto 07.12.2026
5.	Total licensed area of the project		2.95625 acres
6.	Area for registration		2.95625 acres
7.	Nature of the project		Commercial Plotted Colony (SCO)
8.	Name of the license holder		M/s GLS Infraprojects Pvt. Ltd.
9.	Name of the collaborator (if any)		N/A
2.	Fee details		
1.	Fee details		
	(a)	Registration fee	17944.355 * 20* 1.5 = Rs 5,38,330.65/-
	(b)	Processing Fee	17944.355 * 10 = Rs 1,79,443.55/-
	(c)	Late fee	N/A
	(d)	Total	Rs 7,17,774.2/-
2.	DD Details		
	(a)	DD amount	1. Rs 7,18,000/-
	(b)	DD no. and date	1. 498269 dated 04.01.2022
	(c)	Name of the bank issuing	YES Bank
	(d)	Deficient amount	NIL

ONLINE APPLICATION SCRUTINY

1.	Whether the applicant has applied for the registration on official website of the Haryana Real Estate Regulatory Authority, Gurugram.	YES	NO
		√	
2.	Unique no. generated online	RERA-GRG-PROJ-998-2022	



3.	Whether the hard copy of the online application REP-I authenticated by promoter?		YES	NO
			√	
4.	The status of mandatory plans to be uploaded online before registration is as under:			
	Sr. No.	List of plans	Tick if provided	Date of upload document
	1.	Layout plan	√	06.01.2022
	2.	Demarcation plan	√	06.01.2022
	3.	Zoning plan	N/A	
	4.	Building plans includes following		
	4.1	Site plan	√	06.01.2022
	4.2	Floor plan	N/A	
	4.3	Apartment plans	N/A	
	4.4	Elevation section	N/A	
	4.5	X-section plan	N/A	
	4.6	Structural plan	N/A	
	4.7	Parking plan	N/A	
	5.	Service plans and estimates (Applied)		
	5.1	Roads and pavement plan	√	18.05.2022
	5.2	Electricity supply plan	√	16.05.2022
	5.3	Water supply plan	√	18.05.2022
	5.4	Sewerage plan	√	18.05.2022
	5.5	Solid waste management plan	N/A	
	5.6	Storm water drainage plan	√	18.05.2022
	5.7	Street light plan	√	16.05.2022
	5.8	Landscape plan	√	16.05.2022
	5.9	10% land transferred to the govt. for community facility	N/A	
	5.10	Copy of super imposed demarcation plan on the approved layout plan	√	29.01.2022



<p>Note: Sr. no. 5.1 to 5.10 are part of the service plans and estimates submitted by the promoter to the competent authority for approval. Till approval is received the promoter should upload above plans as prepared by him and submitted to competent authority for approval. As and when approval is received the copy of the approved plan be uploaded online.</p>			
<p>5. The status of mandatory documents to be uploaded online before registration is as under:</p>			
Sr. No.	List of documents	Tick if provided	Date of upload document
1.	Copy of license along with schedule of land	√	02.01.2022
2.	Documents relating to the entry of license and collaboration agreement in the revenue record	√	02.01.2022
3.	Non-default certificate from a chartered accountant	√	29.01.2022
4.	Cash flow statement of the proposed project	√	16.05.2022
5.	Certificate from a chartered accountant certifying that the information provided by the applicant in form REP-1 is correct as per the books of accounts/balance sheet of the applicant	√	16.05.2022
6.	The documents uploaded online have been checked and same are found in order.	YES	
7.	The hard copy of online application i.e. REP-I (Part A-H) is in the proper format and all required details have been provided.	YES	
8.	Following are the deficiencies in the online application form:		
Sr. No.	Status of deficiencies in online application		
1.	All the deficiencies are removed by the promoter.		
DETAILED PROJECT INFORMATION: SCRUTINY			
9.	One set of DPI in the proper format has been received and checked. All the necessary details have been provided and found to be in order. DPI along with annexures is placed before the authority for consideration.		
10.	Details of statutory approvals.		
10.1	Statutory approvals required prior to registration		




Sr. No.	Particulars	Approval no.	Date	Valid upto	Remarks
1.	License approval	103 of 2021	08.12.2021	07.12.2026	
2.	Zoning approval plan	N/A			
3.	Layout approval plan	DTCP 8053	09.12.2021		
4.	Architectural Control Sheet	ZP-1536/SD(DK)/2022/12825	12.05.2022		
5.	Environment Clearance approval	N/A			
10.2	Approvals either applied for or obtained prior to registration. (These approvals if applied be obtained within three months of issue of registration certificate. After approval intimation, be given to the authority and online updation be done.)				
1.	Airport clearance height	N/A			
2.	Fire approval scheme	N/A			
3.	Service plan estimates approval	LC-4200(A+B)/JE(DS)-2022/13222	16.05.2022		
4.	Electrical availability connection load	Ch.31/Drg /PLC	18.01.2022		
10.3	Mandatory approvals if applicable and required before construction can be started. (These may be either applied or obtained prior to registration. The applied permissions be obtained within three months of issue of registration certificate.)				
1.	Forest NOC	Memo No. 2413 & VMP-3WY-R69Q	27.01.2020 & 26.03.2021		



		2.	Natural conservation zone NOC	N/A			Affidavit Given	
		3.	Tree cutting permission from DFO NOC	N/A			Affidavit Given	
		4.	Forest land diversion	N/A			Affidavit Given	
		5.	Power Line shifting NOC	N/A			Affidavit Given	
11.	(a)	Additional scrutiny and verification by Planning Executive						
		Sr. No.	Description				Scrutiny	
		1.	Land title of the project - whether title deeds, mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application are attached.				YES	
		2.	License validity - if expired, whether renewal application submitted to DTCP along with payment of requisite fee.				Valid	
		3.	In case promoter is other than licensee - confirm collaboration/ development agreement as below: -					
		3.1	Collaboration agreement - registered or not				N/A	
		3.2	Whether it is irrevocable				N/A	
		3.3	Whether it provides marketing right to developer				N/A	
		3.4	Verify and report - any other restricting clause in such agreement				N/A	
		4.	Whether beneficiary interest permission in favor of promoter - approved by DTCP is attached.				N/A	
		5.	Whether non-encumbrance certificate issued by tehsildar/ revenue officer is submitted.				YES	
		6.	In case of encumbrance whether prescribed form filed with registrar of companies for creation of charge				N/A	
		7.	Whether the land title search report is in order				YES	





	(b)	Comments of Planning Executive	
	Sr. No.	Deficiencies/Observations	
	1.	All the deficiencies have been fulfilled by the promoter.	
		 Anush KUSH PLANNING EXECUTIVE 23/5/2022 Planning Executive	
12.	Scrutiny by Chartered Accountant		
		Description	Scrutiny
	Part - A - Project proponents		
	1.	Check company incorporation and object clause in memorandum & articles of association	Provided
	2.	In case of change in name of entity, whether previous incorporation certificate/ identity document is attached	N/A
	3.	Whether director's information as required along with supporting documents like address proof, PAN card, passport, etc. are attached?	Provided
	Part - C - Project details		
	4.	In case land is encumbered, whether requisite charge is created in favor of lender? (Copy of form filed with ROC to be attached along with sanction letter of lender)	Non encumbrance Provided
	5.	Whether supporting documents for land cost are attached?	Sale Deed provided
	6.	Whether infrastructure cost as mentioned is in line with supporting documents?	N/A
	7.	Whether financial resources to meet the project cost are properly mentioned?	YES
	8.	Whether all particulars in section are properly filled in and provided?	YES
	Part - E - Project cost/ sale proceeds details		
	9.	Whether all supporting documents for project cost are submitted?	YES



10.	Whether project report and supporting costing documents for internal development work are provided?	Provided
11.	Whether construction cost & other details as mentioned are in line with details in other sections?	YES
PART - H - Separate bank account of project		
12.	Whether the board resolution duly acknowledged by bank for operation of bank account is submitted properly specifying same to be 70% collection account as per RERA rules.	Provided
13.	Whether details of all authorized signatories to operate the bank account are properly mentioned in prescribed format and required documents are submitted for same	Provided
Part - J - Quarterly schedule of physical and financial progress		
14.	Whether the financials details in summary sheet are properly filled in and duly authenticated?	YES
15.	Verify quarterly expenditure statement till end of project and ensure that all cost elements are captured therein	YES
16.	Verify quarterly source of funds till end of project and ensure that there is no inconsistency in same with summary details provided in section	YES
17.	Verify that sale numbers are matching with summary details in prescribed form	N/A
18.	Verify net cash flow statement to ensure that it remains positive till end of project	YES
19.	Whether CA certificate for non-default in payment of debt obligations is provided	YES
20.	Verify financial statements for last three years of promoter and check for repayment of financial obligations, statutory dues. Any other adverse financial position as observed from financial statements is to be highlighted.	Provided
21.	Net worth of promoter (as per latest balance sheet)	12.70 crore for the financial year 2019-20
Part - K - Additional details in case of ongoing project		



22.	Whether financial and inventory details are verified by CA and CA certificate is issued in prescribed format?	N/A
23.	Comments of Chartered Accountant	
Sr. No.	Deficiencies/Observations	
1.	All the financial deficiencies are removed.	
	 Chartered Accountant	
13.	Scrutiny by Planning Executive	
Sr. No.	Description	Scrutiny
1.	Whether the collaboration agreement is registered?	N/A
2.	Whether the collaboration agreement is irrevocable?	N/A
3.	Whether the land mentioned in the collaboration agreement is same as mentioned in the license?	N/A
4.	Whether the fact that project land licensed and bonded for setting up of a colony has been informed to the revenue department for entry in the record of ownership?	YES
5.	Whether collaboration agreement gives right to develop, marketing, raising funds and allotment of real estate in totality?	N/A
6.	Whether the sale agreement with the buyer by the beneficial interest permission holder i.e. promoter is entered into with the concurrence and signatures of licensee and collaborator (if any)?	N/A
S.no	Comments	
1.	All the deficiencies are removed.	
	 PLANNING EXECUTIVE Planning Executive	
14.	Conditions to be incorporated in the registration certificate:	



1.	The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017;
2.	The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act;
3.	The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
4.	The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause (I) of sub-section 2 of section 4;
5.	The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State;
6.	The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
7.	The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time.
8.	Preferential location charges shall only be levied on such apartments, plots or buildings which are duly approved in the layout plan by the competent authority and the same shall have to be indicated at the time of registration of the project with the authority along with preferential location charges/special preferential location charges etc., otherwise no PLC chargeable from the allottees.
9.	The promoters shall submit list of apartments, plots or buildings sold through real estate agents along with details of the commission and details of the property at the time of submission of quarterly progress report.
10.	No separate EDC/IDC are payable by the allottees except the basic sale price on carpet area basis.
11.	The attention of the promoter is invited to the definition of common areas provided in section 2(n) of the Real estate (Regulation and Development) Act, 2016 and specifically community and commercial facilities as provided in real estate project are part of the common areas. Accordingly, these are to be transferred to the association of allottees or the competent authority as the case may be along with all other mentioned common facilities. Accordingly, the promoter is restrained to part away with such facilities with third party.
12.	The sale shall not be permitted through real estate agent without availability of prospectus/brochure containing necessary details and a set of drawing and approvals with the real estate agent registered with the HARERA. In case of



		engagement of real estate agent or change of real estate agent, the promoter shall inform the same to the authority.
13		In future any new allotment in ongoing projects or new projects, the plot/apartment/or building shall be sold only on carpet area basis and not on super area basis and the rate shall be inclusive of all charges like including GST/PLC.
14		The promoter shall execute the draft allotment letter as annexed in the detailed project information which is duly approved by the authority and authenticated by the promoter.
15		There shall not be any subvention scheme for the registered project without prior approval of the authority.
16		The promoter shall make available all the approved plans of the project on the project site.
17		As per section 11, the promoter shall form an association of allottees or society or co-operative society, as the case may be, of the allottees, or a federation of the same shall be formed, within a period of three months of the majority of allottees having booked their plot/apartment/building and inform the authority about the AOA.
18		The promoter shall incorporate a condition in the allotment letter that buyer of unit shall enroll himself as a member of registered association under this project.
19		As per section 13, the promoter shall not accept a sum more than ten per cent of the cost of the apartment, plot, or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale with such person and register the said agreement for sale, under any law for the time being in force.

DECISION OF THE AUTHORITY

APPROVED

Sh. Vijay Kumar Goyal
Member, HARERA, Gurugram

Dr. Krishana Kumar Khandelwal
Chairman, HARERA, Gurugram