

Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	WAL STREET 73	
2.	Name of the promoter	M/s Evfyme Technologies Pvt. Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 73, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	Sh. Ratti Ram S/o Sh. Shish Ram	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole Project	
9.	Completion date as mentioned in REP-II	31.03.2025	
10.	Online application ID	RERA-GRG-PROJ-1073-2022	
11.	License no.	14 of 2022 dated 24.02.2022	Valid up to 23.02.2027
12.	Total licensed area	2.8250 acres	Area to be registered 2.8250 acres
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	14 of 2022 dated 24.02.2022
	ii)	Zoning Plan Approval	N/A
	iii)	Layout plan Approval	Drg. No. 8169 dated 24.02.2022
	iv)	Environmental Clearance	N/A
	v)	Architectural Control Sheet	Not Provided
	vi)	Service plans and estimates approval	LC-4543/JE(VA)/2022/15733 dated 06.06.2022
14.	Fee details		
	Registration fee	17,148.537*1.5*20 = Rs 5,14,456.11/-	
	Processing fee	17,148.537* 10 = Rs 1,71,485.37/-	
	Late fee	N/A	
	Total	Rs 6,85,941.48/-	
15.	DD amount	1	Rs 3,55,000/-
		2	Rs 3,30,943/-
	DD no. and date	1	001624 and 06.06.2022
		2	001668 and 08.08.2022
	Name of the bank issuing	Axis Bank	



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	Deficient amount	NIL
16.	File Status	Date
	File received on	26.08.2022
	First notice Sent on	15.09.2022
	First hearing on	19.09.2022
17.	Status of Documents	<ol style="list-style-type: none">1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not submitted.2. Online DPI needs to be corrected. Status: Needs to be corrected.3. Approved architectural control sheet needs to be submitted. Status: Not Submitted.4. Jamabandi, Mutation and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Jamabandi and Aks- shajra submitted but Mutation needs to be submitted.5. Land title search report needs to be resubmitted including the bar enrolment number of the Advocate. Status: Submitted.6. Non-encumbrance certificate not below the rank of the tehsildar needs to be submitted. Status: Submitted but not authenticated.7. Project report needs to be submitted. Status: Submitted but needs to be revised.8. Electricity and landscape plan needs to be submitted Status: Not submitted.9. Superimposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted.10. Pert Chart needs to be submitted. Status: Submitted but needs to be revised.11. Approvals / NOC's from various agencies for connecting external services like roads, sewer, storm and water supply needs to be submitted. Status: Not submitted.12. Natural conservation zone NOC needs to be submitted. Status: Affidavit for non- applicability submitted.13. Tree cutting permission/NOC needs to be submitted. Status: Affidavit for non- applicability submitted.14. Forest land diversion NOC needs to be submitted. Status: Affidavit for non- applicability submitted.15. Power Line shifting NOC needs to be submitted. Status: Affidavit for non- applicability submitted.16. Draft Application form needs to be revised. Status: Submitted

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 (रिनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

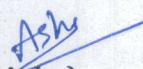

		<ol style="list-style-type: none"> 17. Draft Allotment letter needs to be revised. Status: Submitted but needs to be revised. 18. Draft Builder Buyer Agreement needs to be revised. Status: Submitted. 19. Draft brochure of the project needs to be submitted. Status: Submitted. 20. Cost of the land needs to be clarified according to the area applied for the registration. Status: Not submitted. 21. Financial resources of the project needs to be clarified. Status: Not submitted. 22. CA certificate for non-default in payment needs to be Revised. Status: Provided. 23. Bank undertaking needs to be revised. Status: Provided. 24. Quarterly schedule of estimated expenditure needs to be corrected. Status: Not submitted. 25. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted. 26. Copy of Annual Statement for the last 3 Financial Year needs to be submitted. Status: Submitted. 27. Authorized person to operate the bank account. Status: Submitted. 28. Cash flow statement in REP -1 (A to H) need to be uploaded. Status: Not submitted. 29. Copy of board resolution for authorizing bank a/c operation Status: Submitted.
	Deficit Documents	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Approved architectural control sheet needs to be submitted. 4. Mutation duly certified by revenue officer six months prior to date of application needs to be submitted. 5. Non encumbrance certificate not below the rank of tehsildar needs to be resubmitted after authentication. 6. Project report needs to be submitted. 7. Electricity and landscape plan needs to be submitted 8. Pert Chart needs to be resubmitted. 9. Approvals / NOC's from various agencies for connecting external services like roads, sewer, storm and water supply needs to be submitted. 10. Draft Allotment letter needs to be revised. 11. Cost of the land needs to be clarified according to the area applied for the registration. 12. Financial resources of the project needs to be clarified.

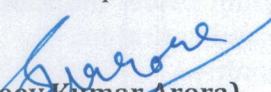
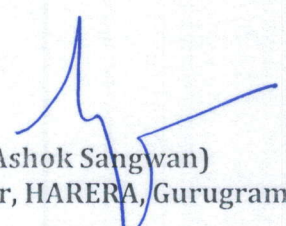
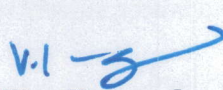



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		13. Quarterly schedule of estimated expenditure needs to be corrected. 14. Cash flow statement in REP -1 (A to H) need to be uploaded.
Day and Date of hearing	Monday and 19.09.2022	
Proceeding recorded by	Ram Niwas	
Case History:- The promoter M/s Evfyme Technologies Pvt. Ltd. who is a Collaborator applied for the registration of real estate project namely "WAL STREET 73" located at Sector-73, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 40095 dated 26.08.2022 and RPIN-497. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1073-2022. The project area for registration is same as that of the licensed area i.e., 2.8250 acres. License no - 14 of 2022 dated 24.02.2022. The application for registration was scrutinized and 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/497 dated 15.09.2022 was issued to the promoter with an opportunity of being heard on 19.09.2022. The promoter submitted the reply on 16.09.2022 which was scrutinized, and the remaining deficiencies are mentioned above as deficit documents which are also conveyed to the promoter		
	 (Asha) Chartered Accountant	 (Sumeet) Engineer Executive

Day and Date of hearing	Monday and 19.09.2022	
Proceeding recorded by	Sh. Ram Niwas	
PROCEEDINGS OF THE DAY		
Proceedings dated: 19.09.2022 Sh. Sumeet, Engineer Executive briefed about the facts of the project. Sh. Pawan Kumar (Advocate-AR) is present on behalf of the promoter. Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above. Matter to come up on 27.09.2022		
	 (Sanjeev Kumar Arora) Member, HARERA, Gurugram	 (Ashok Sangwan) Member, HARERA, Gurugram
	 (Vijay Kumar Goyal) Member, HARERA, Gurugram	 (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram

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