

Hearing brief for project registration u/s 4

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	Validity up to
	i)	License Approval	23.02.2027
	ii)	Zoning Plan Approval	N/A
	iii)	Layout plan Approval	N/A
	iv)	Environmental Clearance	N/A
	v)	Architectural Control Sheet	ZP-1623/JD(RA)/2022/34828 dated 21.11.2022.
	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	

**HARERA****GURUGRAM**

Wal Street 73

RERA-GRG-PROJ-1073-2022

	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
	Second hearing on	27.09.2022
	Third hearing on	11.10.2022
	Fourth hearing on	26.10.2022 (adjourned)
	Fifth hearing on	27.10.2022
	Sixth hearing on	21.11.2022
17.	Status of Documents	<ol style="list-style-type: none">1. The annexures (standard Design and approvals of external services) in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not done.2. Online DPI needs to be corrected. Status: Not submitted.3. Approved architectural control sheet needs to be submitted. Status: Submitted. Approved vide memo no. ZP-1623/JD(RA)/2022/34828 dated 21.11.2022.4. Approvals / NOC's from various agencies for connecting external services like roads, sewer, storm and water supply needs to be submitted. Status: Submitted.
	Deficit Documents	<ol style="list-style-type: none">1. The annexures (standard Design and approvals of external services) 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.

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 1st 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.

On 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.

The promoter submitted the reply on 27.09.2022 which was scrutinized, and the remaining deficiencies are mentioned above as deficit documents which are also conveyed to the promoter.

On 27.09.2022, 15 days' time was given to the promoter to remove the deficiencies and the matter was adjourned to 11.10.2022.

On 11.10.2022, the promoter is further advised to rectify the deficiencies and submit the deficient document apart from filing information in REP-I A to H format and detailed project information. Matter to come up on 26.10.2022.

On 26.10.2022, the coram is not complete. The hearing is adjourned for 27.10.2022.

On 27.10.2022, the promoter is directed to rectify the deficiencies and submit the deficit fee if any. The matter is adjourned for 21.11.2022.

The promoter submitted the reply on 27.10.2022, 21.11.2022 which were scrutinized and the remaining deficiencies are mentioned above.

Recommendations:

All the deficiencies have been removed by the promoter except corrections in online DPI and corrections in Online (A-H) form. Recommended for grant of registration subject to submission of above.



(Asha)
Chartered Accountant



(Sumeet)
Engineer Executive

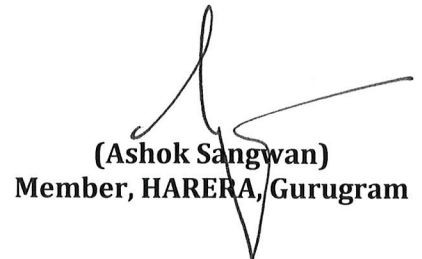
Day and Date of hearing	Monday and 21.11.2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

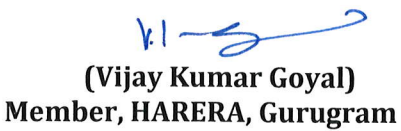
Proceedings dated: 21.11.2022
Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.
Sh. Praveen Kumar (AR) is present on behalf of the promoter.
Approved as proposed.



(Sanjeev Kumar Arora)
Member, HARERA, Gurugram



(Ashok Sangwan)
Member, HARERA, Gurugram



(Vijay Kumar Goyal)
Member, HARERA, Gurugram



(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram

