

**Hearing brief for Project registration u/s 4**

S.No.	Particulars	Details		
1.	Name of the project	Good Earth Sixty 9		
2.	Name of the promoter	Sirur Developers LLP (earlier known as Sirur Developers Pvt. Ltd.)		
3.	Nature of the project	Commercial Colony		
4.	Location of the project	Sector- 69, Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of the license holder	Sirur Developers LLP (earlier known as Sirur Developers Pvt. Ltd.)		
7.	Name of the Change of Developer	Sirur Developers LLP (earlier known as Sirur Developers Pvt. Ltd.)		
8.	Status of project	Ongoing		
9.	Whether registration applied for whole	Whole		
	Nature of the phase	N/A		
	Phase no.	N/A		
10.	Online application ID	RERA-GRG-PROJ-1276-2023		
11.	License no.	132 of 2008 dated 28.06.2008	valid upto 27.06.2023.	
12.	Total licensed area	2 acres	<b>Area to be registered</b>	
			2 acres	
13.	Projected completion date	Not Provided		
14.	QPR Compliances (if applicable)	N/A		
15.	4(2)(I)(D) Compliances (if applicable)	N/A		
16.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Validity upto	
	i)	License Approval	132 of 2008 dated 28.06.2008	27.06.2023
	ii)	Revised Zoning Plan Approval	DTCP- 5890 dated 26.05.2017	-
	iii)	Building plan Approval	ZP-1028/AD(RA)/2018/19290 dated 27.06.2018	26.06.2023
	iv)	Environmental Clearance	SEIAA/HR/2018/1101 dated 20.08.2018	19.08.2028
	v)	Airport height clearance	PALM/NORTH/B/010516/45041 dated 05.01.2016	
	vi)	Fire scheme approval	FS/2019/26 dated 08.02.2019	

	<b>vii) Service plan and estimate approval</b>	Applied - Forwarded to DTCP on 17.12.2018
<b>17.</b>	<b>Fee Details</b>	
	<b>Registration Fee</b>	14,163.975 Sqm * 1.75 * 20 = Rs 4,95,739/-
	<b>Processing Fee</b>	14,163.975 Sqm * 10 = Rs 1,41,640/-
	<b>Late Fee</b>	(450% of registration fee) 4,95,739/- * 4.5 = Rs 22,30,826/-
	<b>Total Fee</b>	Rs 28,68,205/-
<b>18.</b>	<b>DD amount</b>	Rs 2,83,281/- Rs 1,41,640/-
	<b>DD no. and date</b>	803181 dated 28.12.2022. 803179 dated 28.12.2022.
	<b>Name of the bank issuing</b>	IndusInd Bank
	<b>Deficient amount</b>	Rs 24,43,284/-
<b>19.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	20.01.2023
	<b>Deficiency conveyed on</b>	27.01.2023
	<b>First hearing on</b>	31.01.2023
	<b>Second hearing on</b>	14.02.2023
<b>20.</b>	<b>Case History:</b>	
		The Promoter Sirur Developers LLP who is a license holder applied for the registration of real estate commercial colony namely "Good Earth Sixty 9" located at Sector-69, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 47935 dated 20.01.2023 and RPIN-569. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1276-2023. The project area for registration is 2 Acres as same as the licensed area i.e., 2 acres vide License no -132 of 2008 dated 28.06.2008.
		The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/569 dated 27.01.2023 was issued to the promoter with an opportunity of being heard on 31.01.2023.
		On 31.01.2023, the matter was adjourned to 14.02.2023.
		The promoter didn't submit any reply and the status of documents is mentioned below.
<b>21.</b>	<b>Present compliance status as on 14.02.2023 of the deficiencies conveyed vide notice dated 27.01.2023.</b>	<ol style="list-style-type: none"> <li>1 Deficit Fee - Rs 24,43,284/- Status: Not Submitted.</li> <li>2 The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted.</li> <li>3 Online DPI needs to be corrected. Status: Not Submitted.</li> <li>4 Affidavit regarding no sale in the project till date needs to be submitted. Status: Not Submitted.</li> </ol>

		<p>5 Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not Submitted.</p> <p>6 Project Report needs to be submitted. Status: Not Submitted.</p> <p>7 Renewed Mining permission needs to be submitted. Status: Not Submitted.</p> <p>8 Pert Chart needs to be submitted. Status: Not Submitted.</p> <p>9 Draft Application form needs to be revised. Status: Not Submitted.</p> <p>10 Draft Allotment Letter needs to be revised. Status: Not Submitted.</p> <p>11 Draft Builder Buyer Agreement needs to be revised. Status: Not Submitted.</p> <p>12 Draft brochure of the project needs to be submitted. Status: Not Submitted.</p> <p>13 Copy of paid EDC, IDC and Conversion charges and license fee needs to be submitted. Status: Not Submitted.</p> <p>14 CA certificate for non-default needs to be submitted. Status: Not Submitted.</p> <p>15 Loan Repayment and disbursement schedule needs to be submitted. Status: Not Submitted.</p> <p>16 Project proponents needs to be submitted. Status: Not Submitted.</p> <p>17 Affidavit of arrangement of separate bank account u/s 4(2)(I)(D) needs to be submitted. Status: Not Submitted.</p> <p>18 Bank undertaking needs to be submitted. Status: Not Submitted.</p> <p>19 CA certificate for cost incurred and to be incurred needs to be submitted. Status: Not Submitted.</p> <p>20 Cash flow statement needs to be submitted. Status: Not Submitted.</p> <p>21 Quarterly statement of expenditure and funds needs to be submitted. Status: Not Submitted.</p> <p>22 CHG form needs to be submitted. Status: Not Submitted.</p> <p>23 REP-II needs to be submitted. Status: Not Submitted.</p>
22.	Remarks	<p>1 Deficit Fee - Rs 24,43,284/-</p> <p>2 The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>3 Online DPI needs to be corrected.</p>



**HARERA**  
**GURUGRAM**

**Project - Good Earth Sixty 9**

**RERA-GRG-1276-2023**

		<ol style="list-style-type: none"><li>4 Affidavit regarding no sale in the project till date needs to be submitted.</li><li>5 Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.</li><li>6 Project Report needs to be submitted.</li><li>7 Renewed Mining permission needs to be submitted.</li><li>8 Pert Chart needs to be submitted.</li><li>9 Draft Application form needs to be revised.</li><li>10 Draft Allotment Letter needs to be revised.</li><li>11 Draft Builder Buyer Agreement needs to be revised.</li><li>12 Draft brochure of the project needs to be submitted.</li><li>13 Copy of paid EDC, IDC and Conversion charges and license fee needs to be submitted.</li><li>14 CA certificate for non-default needs to be submitted.</li><li>15 Loan Repayment and disbursement schedule needs to be submitted.</li><li>16 Project proponents needs to be submitted.</li><li>17 Affidavit of arrangement of separate bank account u/s 4(2)(I)(D) needs to be submitted.</li><li>18 Bank undertaking needs to be submitted.</li><li>19 CA certificate for cost incurred and to be incurred needs to be submitted.</li><li>20 Cash flow statement needs to be submitted.</li><li>21 Quarterly statement of expenditure and funds needs to be submitted.</li><li>22 CHG form needs to be submitted.</li><li>23 REP-II needs to be submitted.</li></ol>
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**Asha**

**Chartered Accountant**



**Sumeet**

**Engineer Executive**

<b>Day and Date of hearing</b>	Tuesday and 14.02.2023
<b>Proceeding recorded by</b>	Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 14.02.2023

Sh. Sumeet, Engineer Executive cum Planning Coordinator and Ms. Asha, Chartered Accountant briefed about the facts of the case.

None is present on behalf of the promoter.

The promoter is directed to rectify the deficiencies and submit the required documents before the next date of hearing.


The matter to come up on 06.03.2023.

  
**(Sanjeev Kumar Arora)**

**Member, HARERA, Gurugram**

  
**(Ashok Sangwan)**

**Member, HARERA, Gurugram**

  
**(Vijay Kumar Goyal)**

**Member, HARERA, Gurugram**

**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

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16