

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	Area to be registered 2 acres	
13.	Projected completion date	30.06.2024		
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	Date of approval	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	

	vii) Service plan and estimate approval	Applied - Forwarded to DTCP on 17.12.2018
17.	Fee Details	
	Registration Fee	14,163.975 Sqm * 1.75 * 20 = Rs 4,95,739/-
	Processing Fee	14,163.975 Sqm * 10 = Rs 1,41,640/-
	Late Fee	(450% of registration fee) 4,95,739/- * 4.5 = Rs 22,30,826/-
	Total Fee	Rs 28,68,205/-
18.	DD amount	Rs 2,83,281/- Rs 1,41,640/-
	DD no. and date	803181 dated 28.12.2022. 803179 dated 28.12.2022.
	Name of the bank issuing	IndusInd Bank
	Deficient amount	Rs 24,43,284/-
19.	File Status	Date
	File received on	20.01.2023
	Deficiency conveyed on	27.01.2023
	First hearing on	31.01.2023
	Second hearing on	14.02.2023
	Third hearing on	06.03.2023
20.	Case History:	
	<p>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.</p> <p>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.</p> <p>On 31.01.2023, the matter was adjourned to 14.02.2023.</p> <p>On 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.</p> <p>The promoter has submitted a reply on 15.02.2023 which was scrutinized and the status of documents is mentioned below.</p>	
21.	Present compliance status as on 06.03.2023 of the	1 Deficit Fee - Rs 24,43,284/- Status: Not Submitted.

<p>deficiencies conveyed in hearing dated 14.02.2023.</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. Status: Not Submitted.</p> <p>3 Online DPI needs to be corrected. Status: Not Submitted.</p> <p>4 Affidavit regarding no sale in the project till date needs to be submitted. Status: Submitted.</p> <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: Submitted but needs to be revised.</p> <p>7 Renewed Mining permission needs to be submitted. Status: Affidavit submitted that the work of mining is complete within validity period and project is at completion stage so there is no requirement.</p> <p>8 Pert Chart needs to be submitted. Status: Submitted.</p> <p>9 Draft Application form needs to be revised. Status: Submitted but needs to be revised.</p> <p>10 Draft Allotment Letter needs to be revised. Status: Submitted but needs to be revised.</p> <p>11 Draft Builder Buyer Agreement needs to be revised. Status: Submitted.</p> <p>12 Draft brochure of the project needs to be submitted. Status: Submitted.</p> <p>13 Copy of paid EDC, IDC and Conversion charges and license fee needs to be submitted. Status: Submitted but EDC & IDC still pending</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: 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: Submitted.</p> <p>18 Bank undertaking needs to be submitted. Status: Submitted but needs to be revised.</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: Submitted but needs to be revised for construction.</p> <p>21 Quarterly statement of expenditure and funds needs to be submitted.</p>
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		Status: Not Submitted. 22 CHG form needs to be submitted. Status: Not Submitted. 23 REP-II needs to be submitted. Status: Submitted but needs to be revised with all details of loan.
22.	Remarks	1 Deficit Fee - Rs 24,43,284/- 2 The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 3 Online DPI needs to be corrected. 4 Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. 5 Project Report needs to be revised. 6 Draft Application form needs to be revised. 7 Draft Allotment Letter needs to be revised. 8 Copy of paid EDC, IDC needs to be submitted. 9 CA certificate for non-default needs to be submitted. 10 Project proponents needs to be submitted. 11 Bank undertaking needs to be revised. 12 CA certificate for cost incurred and to be incurred needs to be submitted. 13 Cash flow statement needs to be revised. 14 Quarterly statement of expenditure and funds needs to be submitted. 15 CHG form needs to be submitted. 16 REP-II needs to be revised with all details of loan.


Asha

Chartered Accountant


Sumeet

Engineer Executive

Day and Date of hearing

Monday and 06.03.2023

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 06.03.2023.

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

Sh. Prashant (AR) is present on behalf of the promoter.

The AR is directed to rectify all of the above deficiencies including payment of deficit fees i.e. Rs 24,43,284/- and to also submit the necessary documents. Further the AR states that the conversion of the licensee company to applicant promoter i.e. M/s Sirur Developers LLP has already been recognized by DTCP Memo No LC-1845-JE(VA)-2020/3797, dated 10.02.2020. The AR seeks two weeks time to complete the deficiencies including payment of deficit fee. Matter to come up on 20.03.2023.


(Sanjeev Kumar Arora)

Member, HARERA, Gurugram


(Ashok Sangwan)

Member, HARERA, Gurugram


(Vijay Kumar Goyal)

Member, HARERA, Gurugram