

Project hearing brief for registration u/s 4 of the Act, 2016

S.No	Particulars	Details		
1.	Name of the project	Green Oaks Floors		
2.	Name of the promoter	M/s Countrywide Promoters Pvt. Ltd.		
3.	Nature of the project	Independent Residential Floors		
4.	Location of the project	Sector 70, Gurugram, Haryana		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	M/s Ashirbad Buildwell Pvt. Ltd. and others		
7.	Name of the collaborator	M/s Countrywide Promoters Pvt. Ltd.		
8.	Status of project	New		
9.	Whether registration applied for whole/ phase	Whole		
	Phase no.	N/A		
10.	Online application ID	RERA-GRG-1190-2022		
11.	License no.	61 of 2021 dated 28.08.2021		Valid till 27.08.2026
12.	Total licensed area	15.5625 Acres	Area to be Registered	4.386 Acres
13.	Projected completion date	Not Provided		
14.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	28.08.2021	27.08.2026
	ii)	Zoning Plan Approval	09.02.2023	
	iii)	Building plan Approval	Not provided	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	15.07.2022	
15.	Fee Details			
	Registration Fee	-		
	Processing Fee	-		

	Late Fee	-
	Total Fee	-
16.	DD amount	Rs 17,74,451/-
	DD no. and date	472909 dated 17.10.2022
	Name of the bank issuing	IndusInd Bank, Gurugram
	Deficient amount	-
17.	File Status	Date
	File received on	03.11.2022
	Deficiency conveyed on	14.11.2022
	First hearing on	21.11.2022
	Second Hearing on	19.12.2022
	Third hearing on	02.01.2023
	Fourth hearing on	16.01.2023
	Fifth hearing on	30.01.2023
	Sixth hearing on	13.02.2023
	First Reply submitted on	06.03.2023
18.	Case History: An application regarding registration of residential floors project namely "Green Oaks Floors" situated at Village Gadauli Sector-70, Distt. Gurugram being developed by M/s Countrywide Promoters Pvt. Ltd. was submitted on 03.11.2022 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration is a part of the affordable residential plotted colony under DDJAY which falls under license no. 61 of 2021 for area admeasuring 15.5625 acres dated 28.08.2021 valid up to 27.08.2026 being issued in favour of M/s Ashirbad Buildwell Pvt. Ltd. and others. in collaboration M/s Countrywide Promoters Pvt. Ltd. which got registered vide RC no. 71 of 2021 dated 27.10.2021. The project comprises of 279 plots out of which 137 plots are frozen and 142 plots are unfrozen. The application submitted by the promoter for the said project contains 116 frozen plots and 6 unfrozen plots on which total of 500 units are to be constructed. On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/528 dated 14.11.2022. No reply is submitted by the promoter. <u>Proceedings dated 21.11.2022</u> Ms. Prachi Singh, Planning Executive briefed about the facts of the case. None is present on behalf of the promoter. The promoter has requested through email dated 21.11.2022 for an adjournment of 4 weeks. The matter to come up on 19.12.2022.	

Proceedings dated 19.12.2022

The AR of the promoter is directed to remove the deficiencies. The matter to come up on 02.01.2023.

Proceedings dated 02.01.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Rahul Sharma (Manager) is present on behalf of the promoter. The AR of the promoter is directed to remove the deficiencies and submit the deficit documents as detailed above. The matter is adjourned to 16.01.2023.

Proceedings dated 16.01.2023

The matter is adjourned to 30.01.2023.

Proceedings dated 30.01.2023

The matter is adjourned to 13.02.2023.

Proceedings dated 13.02.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Rahul Sharma (AR) is present on behalf of the promoter. The Authority decided to issue a show cause notice as why the application for grant of registration should not be rejected on account of deficiencies as mentioned above as per provisions of section 5(2)(b) of the Act, 2016 read with rule 5(2) of Haryana Rules, 2017. If promoter has to say anything in the matter, he may represent before the authority on 13.03.2023 at 3.00 PM in the office of the authority or rectify deficiencies before that date.

19.	Present compliance status as on 13.03.2023 of deficient documents as observed on last hearing i.e., 13.02.2023	- The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status: - Not Done - Corrections in Detailed Project Information needs to be done. Status: - Not Done - Copy of approved building plans of residential plots need to be submitted. Status: - Not Submitted - Since the approved building plan is not provided, the appropriate registration and processing fee cannot be calculated. Hence, after the submission of the approved building plans any deficit fee comes out then the same shall be paid. Status: - Not Submitted - PERT Chart need to be provided. Status: - Not Submitted - Project report need to be submitted. Status: - Not Submitted - Draft copy of brochure for the project needs to be submitted. Status: - Submitted - Details of inventory plot wise needs to be submitted. Status: - Not Submitted - REP-II needs to be revised. Status: - Not Submitted
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		10. Order of defreezing of plots from DTCP, Haryana need to be submitted. Status: - Not Submitted 11. Copy of land title search report need to be certified by advocate on the latest date need to be revised. Status: - Submitted 12. Electrical load availability assurance letter needs to be revalidated from DHBVN. Status: - Not Submitted 13. Copy of approved zoning plan, layout plan and demarcation plan need to be provided. Status: - Submitted 14. Copy of power line shifting NOC need to be submitted. Status: - Not Submitted 15. Copies of approved roads and pavement plan, approved water supply plan, approved sewerage and garbage disposal plan, approved storm water drainage plan, approved parking plan need to be submitted. Status: - Submitted 16. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted. Status: - Not Submitted 17. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted. Status: - Not Submitted 18. Payment plans need to be provided. Status: - Not Submitted 19. The Legal documents i.e., application form, BBA, allotment letter and conveyance deed related to allottees are not in the proper format. The same needs to be provided. Status: - Not Submitted 20. Cost of land for the area applied for registration needs to be clarified. An annexure in support of the same needs to be submitted. Status: - Not Submitted 21. Rajesh Kumar DIN no. and Mobile no. needs to be provided. Status: - Not Submitted 22. Position of total loan and interest payable upto loan duration and payments made so far and outstanding to be paid till loan duration needs to be corrected. Status: - Not Submitted 23. Interest Cost to financial institutions needs to be clarified. Status: - Not Submitted
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		24. Income Tax demand is not paid for the financial year 2013-14 for an amount of Rs. 38,93,120/- Status: - Not Submitted 25. Director report for the preceding three financial years needs to be submitted. Status: - Submitted 26. Affidavit by the promoter keeping in view of section 4(2)(I)(D) of the Act, needs to be submitted. Status: - Not Submitted 27. Bank undertaking needs to be submitted. Status: - Not Submitted 28. CA certificate mentioning the expenditure up to the date registration of application needs to be provided. Status: - Not Submitted
18.	Remarks	1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). 2. Corrections in Detailed Project Information needs to be done. 3. Copy of approved building plans of residential plots need to be submitted. 4. Since the approved building plan is not provided, the appropriate registration and processing fee cannot be calculated. Hence, after the submission of the approved building plans any deficit fee comes out then the same shall be paid. 5. PERT Chart need to be provided. 6. Project report need to be submitted. 7. Details of inventory plot wise needs to be submitted. 8. REP-II needs to be revised. 9. Order of defreezing of plots from DTCP, Haryana need to be submitted. 10. Electrical load availability assurance letter needs to be revalidated from DHBVN. 11. Copy of power line shifting NOC need to be submitted. 12. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted. 13. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted. 14. Payment plans need to be provided. 15. The Legal documents i.e., application form, BBA, allotment letter and conveyance deed related to allottees is not in the proper format. The same needs to be provided. 16. Cost of land for the area applied for registration needs to be clarified. An annexure in support of the same needs to be submitted. 17. Rajesh Kumar DIN no. and Mobile no. needs to be provided.

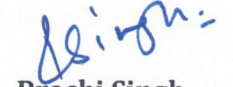
Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	18. Position of total loan and interest payable upto loan duration and payments made so far and outstanding to be paid till loan duration needs to be corrected. 19. Interest Cost to financial institutions needs to be clarified. 20. Income Tax demand is not paid for the financial year 2013-14 for an amount of Rs. 38,93,120/- 21. Affidavit by the promoter keeping in view of section 4(2)(I)(D) of the Act, needs to be submitted. 22. Bank undertaking needs to be submitted. 23. CA certificate mentioning the expenditure up to the date registration of application needs to be provided.
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Asha

Chartered Accountant


Prachi Singh
Planning Executive

Day and Date of hearing	Monday and 13.03.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 13.03.2023

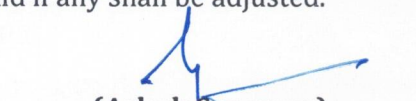
Ms. Prachi Singh, Planning Executive briefed about the facts of the case.

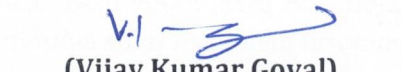
Sh. Rahul Sharma (AR) is present on behalf of the promoter.

The AR of the promoter requests that the application may be held in abeyance on account of the recent decision of the Government regarding not allowing the fourth floor till a decision on the matter is taken by the Government.

The application is rejected with liberty to the applicant to apply afresh as and when desired. The applicant shall deposit the processing fee afresh and the registration fee paid if any shall be adjusted.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


(Arun Kumar Gupta)
Chairman, HARERA, Gurugram