

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	Not provided	
	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
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. <u>Proceedings dated 19.12.2022</u> The AR of the promoter is directed to remove the deficiencies. The matter to come up on 02.01.2023.	
19.	Present compliance status as on 02.01.2023 of deficient documents as observed on last hearing i.e., 19.12.2022	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. Draft copy of brochure for the project needs to be submitted. 8. Details of inventory plot wise needs to be submitted. 9. REP-II needs to be revised. 10. Order of defreezing of plots from DTCP, Haryana need to be submitted. 11. Copy of land title search report need to be certified by advocate on the latest date need to be revised 12. Electrical load availability assurance letter needs to be revalidated from DHBVN. 13. Copy of approved zoning plan, layout plan and demarcation plan need to be provided. 14. Copy of power line shifting NOC need to be 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. 16. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted. 17. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted. 18. Payment plans need to be provided. 19. 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. 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. 21. Rajesh Kumar DIN no. and Mobile no. needs to be provided. 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. 23. Interest Cost to financial institutions needs to be clarified. 24. Income Tax demand is not paid for the financial year 2013-14 for an amount of Rs. 38,93,120/- 25. Director report for the preceding three financial years needs to be submitted. 26. Affidavit by the promoter keeping in view of section 4(2)(I)(D) of the Act, needs to be submitted. 27. Bank undertaking needs to be submitted.
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		28. CA certificate mentioning the expenditure up to the date registration of application needs to be provided.
18.	Remarks	- The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). - Corrections in Detailed Project Information needs to be done. - Copy of approved building plans of residential plots need to be 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. - PERT Chart need to be provided. - Project report need to be submitted. - Draft copy of brochure for the project needs to be submitted. - Details of inventory plot wise needs to be submitted. - REP-II needs to be revised. - Order of defreezing of plots from DTCP, Haryana need to be submitted. - Copy of land title search report need to be certified by advocate on the latest date need to be revised - Electrical load availability assurance letter needs to be revalidated from DHBVN. - Copy of approved zoning plan, layout plan and demarcation plan need to be provided. - Copy of power line shifting NOC need to be submitted. - 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. - Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted. - Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted. - Payment plans need to be provided. - 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. - Cost of land for the area applied for registration needs to be clarified. An annexure in support of the same needs to be submitted. - Rajesh Kumar DIN no. and Mobile no. needs to be provided.



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 Asha Chartered Accountant	 Prachi Singh Planning Executive
Day and Date of hearing	Monday and 02.01.2023
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
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.	
 (Sanjeev Kumar Arora) Member, HARERA, Gurugram	 (Vijay Kumar Goyal) Member, HARERA, Gurugram
 (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram	

