

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



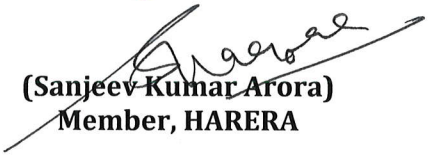
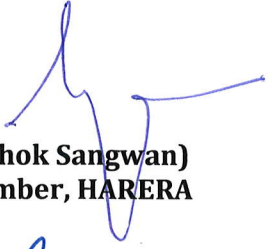


S.No.	Particulars	Details	
1.	Name of the project	Courtyard 37D	
2.	Name of the promoter	M/s Eternal Housing Infra LLP	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 37D, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of license holder	M/s Eternal Housing Infra LLP	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	29.02.2028	
10.	Online application ID	RERA-GRG-PROJ-1360-2023	
11.	License no.	47 of 2023 dated 02.03.2023	01.03.2028
12.	Total licensed area	2.20 acres	Area to be registered 2.20 acres
13.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	S.No	Particulars	Validity up to
	i)	License Approval	47 of 2023 dated 02.03.2023 01.03.2028
	ii)	Zoning Plan Approval	N/A N/A
	iii)	Layout plan Approval	Drg. No. DGTCP 9046 dated 07.03.2023 N/A
	iv)	Environmental Clearance	N/A N/A
	v)	Architectural Control Sheet	Applied on 18.04.2023
	vi)	Service plan and estimate approval	Applied
14.	<b>Fee details</b>		
	Registration fee	11217.87 * 1.5 * 20 = Rs 3,36,536/-	
	Processing fee	11217.87 * 10 = Rs 1,12,179/-	
	Late fee	N/A	
	Total	Rs 4,48,715/-	
15.	DD amount	Rs 1,55,805/- Rs. 5,45,315/-	
	DD no. and date	061718 dated 04.05.2023. 061719 dated 04.05.2023.	
	Name of the bank issuing	HDFC Bank	



	<b>Deficient amount</b>	NIL
<b>16.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	09.05.2023
	<b>First notice Sent on</b>	18.05.2023
	<b>First hearing on</b>	23.05.2023
<b>17.</b>	<b>Case History:-</b> <p>The promoter M/s Eternal Housing Infra LLP who is a license holder had applied for the registration of real estate project namely "Courtyard 37D" located at Sector-37D, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 52976 dated 09.05.2023 and RPIN-616. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1360-2023. The project area for registration is same as that of the licensed area i.e., 2.20 acres. License no – 47 of 2023 dated 02.03.2023 valid up to 01.03.2028.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/616 dated 18.05.2023 was issued to the promoter with an opportunity of being heard on 23.05.2023.</p> <p>The status of the documents is mentioned below:</p>	
<b>18.</b>	<b>Present compliance status as on 23.05.2023 of the deficiencies conveyed in the notice dated 18.05.2023.</b>	<ol style="list-style-type: none"><li>1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</li><li>2 Online DPI needs to be corrected.</li><li>3 Approved architectural control sheet needs to be submitted.</li><li>4 Approved Service Plan and Estimates needs to be submitted.</li><li>5 Electrical load availability needs to be submitted.</li><li>6 Forest NOC needs to be submitted.</li><li>7 Information to revenue department regarding the entry of license in the record 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 as per the prescribed format.</li><li>11 Draft Builder Buyer agreement needs to be revised as per the prescribed format.</li><li>12 Draft Brochure needs to be submitted.</li><li>13 Quarterly schedule of estimated expenditure needs to be provided.</li><li>14 Land cost needs to be clarified as per area apply for registration.</li><li>15 Cash flow statement need to be revised.</li><li>16 Copy of paid challan of EDC, IDC, conversion charges and license fee needs to be provided.</li></ol>





<b>Remarks</b>	Reply not submitted. All above documents needs to be submitted.
 <b>(Asha)</b> Chartered Accountant	 <b>(Sumeet)</b> Engineering Officer
<b>Day and Date of hearing</b>	Tuesday and 23.05.2023
<b>Proceeding recorded by</b>	Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>	
<p>Proceedings dated: 23.05.2023.</p> <p>Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.</p> <p>Sh. Balram Jha is present on behalf of the promoter.</p> <p>The reply of a few observations has been submitted today including standard design of SCOs approved by DGTCP on 18.05.2023 in the registry and regarding details of payment of license fee and EDC/IDC is also being submitted today. Office to check the status of compliances in view of above reply and matter to come up on 29.05.2023.</p>	
 <b>(Sanjeev Kumar Arora)</b> Member, HARERA	 <b>(Ashok Sangwan)</b> Member, HARERA
 <b>(Vijay Kumar Goyal)</b> Member, HARERA	 <b>(Arun Kumar Gupta)</b> Chairman, HARERA

