

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	



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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/- Rs 2,12,458/-
	DD no. and date	803181 dated 28.12.2022. 803179 dated 28.12.2022. 803279 dated 12.04.2023
	Name of the bank issuing	IndusInd Bank
	Deficient amount	Rs 22,30,826/-
	19.	File Status
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
Fourth hearing on		20.03.2023
Fifth hearing on		03.04.2023
Sixth hearing on		17.04.2023
Seventh hearing on		15.05.2023
20.	Case History: 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. 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. The promoter has submitted a reply on 15.02.2023 which was scrutinized and the deficiencies were conveyed to the promoter. The promoter has submitted the affidavit regarding no sale in the project till date. On 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	

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
An Authority constituted under section 20 of 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



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.

The promoter has submitted a reply on 03.03.2023 which was scrutinized and conveyed to the promoter.

On 20.03.2023, Sh. Sumeet, Engineering Officer 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 advised to rectify the above deficiencies including payment of deficit fee of Rs. 24,43,284/- The matter to come up on 03.04.2023.

On 03.04.2023, 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 reply has been submitted by the respondent promoter on 31.03.2023 which needs to be examined by the office. Further the deficit fee has not been submitted by the promoter till date. The AR of the promoter submits that the late fee may not be charged as they have not made any sale or launched the project till date. A detailed representation in this regard shall be submitted by the promoter. The matter to come up on 17.04.2023.

The promoter has submitted a reply on 31.03.2023 which was scrutinized and the remaining deficiencies were conveyed to the promoter.

On 17.04.2023, Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Pawan Bohara (AR) and Sh. Prashant (AR) are present on behalf of the promoter. The AR of the promoter stated that they have submitted detailed representation regarding the applicability of late fee. The promoter also requested for grant of 30 days' time for submission of approved service plans and estimates along with other deficit documents. The matter to come up on 15.05.2023.

The promoter has submitted a representation on 13.04.2023 for waiving off the late fee for registration of project stating that initially the project was for the purpose of rental and currently the project is on finishing stage and took the decision on later stage to sell out the project and eventually filed application for HARERA registration. Further the promoter stated that the project is not launched and no sale has been done till date and will not doing any sale till issuance of registration.

The promoter has submitted a reply on 13.04.2023 which is scrutinized and the status of documents is mentioned below.


21.	Present compliance status as on 15.05.2023 of the deficiencies conveyed in hearing dated 17.04.2023.	<ol style="list-style-type: none">1 Deficit Fee - Rs 24,43,284/- Status: Fee of Rs 2,12,458 submitted vide DD no 803279 dated 12.04.2023. Deficit Fee - Rs 22,30,826/- needs to be paid. However, for this representation submitted to waive off as detailed above.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.3 Online DPI needs to be corrected. Status: Not Submitted.4 Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not Submitted.5 Project proponents needs to be submitted. Status: Not Submitted.6 Bank undertaking needs to be revised. Status: Not Submitted.
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		<p>7 Cash flow statement needs to be revised for construction. Status: Not Submitted.</p> <p>8 Quarterly statement of expenditure and funds needs to be submitted. Status: Not Submitted.</p> <p>9 CHG form needs to be submitted. Status: Not Submitted.</p> <p>10 REP-II needs to be revised with all details of loan. Status: Not Submitted.</p>
22.	Remarks	<p>1 Deficit Fee - Rs 22,30,826/-</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> <p>4 Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p>5 Project proponents needs to be submitted.</p> <p>6 Bank undertaking needs to be revised.</p> <p>7 Cash flow statement needs to be revised for construction.</p> <p>8 Quarterly statement of expenditure and funds needs to be submitted.</p> <p>9 CHG form needs to be submitted.</p> <p>10 REP-II needs to be revised with all details of loan.</p>


Asha
Chartered Accountant



Sumeet
Engineering Officer

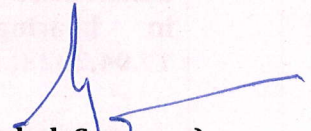
Day and Date of hearing Monday and 15.05.2023


Proceeding recorded by Ram Niwas

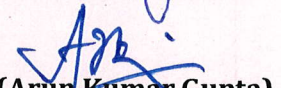
PROCEEDINGS OF THE DAY

Proceedings dated: 15.05.2023.
Sh. Sumeet, Engineering Officer cum Planning Coordinator and Ms. Asha, Chartered Accountant briefed about the facts of the case.
Sh. Babloo is present on behalf of the promoter.
The AR of the promoter is directed to submit the deficit fee and other deficit documents mentioned above.
The matter is adjourned and to come up on 29.05.2023.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA