

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.	Statutory approvals either applied for or obtained prior to registration		
	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	ZP-1766/PA(DK)/2023/15134 dated 18.05.2023.
	vi)	Service plan and estimate approval	Applied
14.	Fee details		
	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	

	Deficient amount	NIL
16.	File Status	Date
	File received on	09.05.2023
	First notice Sent on	18.05.2023
	First hearing on	23.05.2023
	Second hearing on	29.05.2023
17.	<p>Case History:-</p> <p>The promoter M/s Eternal Housing Infra LLP who is a license holder had applied for the registration of real estate project namely "Courttyard 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>On 23.05.2023, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Balram Jha is present on behalf of the promoter. 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> <p>The promoter has submitted a reply on 23.05.2023 and 25.05.2023 which are scrutinized and the status of the documents is mentioned below:</p>	
18.	Present compliance status as on 29.05.2023 of the deficiencies conveyed in the hearing dated 23.05.2023.	<ol style="list-style-type: none"> 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. Status: Not Submitted. 2 Online DPI needs to be corrected. Status: Not Submitted. 3 Approved architectural control sheet needs to be submitted. Status: Submitted, approved vide memo no. ZP-1766/PA(DK)/2023/15134 dated 18.05.2023. 4 Approved Service Plan and Estimates needs to be submitted. Status: Not Submitted. 5 Electrical load availability needs to be submitted. Status: Submitted, approved vide memo no. Ch-05/Drg/PLC dated 26.04.2023 6 Forest NOC needs to be submitted. Status: Not Submitted. 7 Information to revenue department regarding the entry of license in the record needs to be submitted.



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Courtyard 37D

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	<p>Status:</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 as per the prescribed format. Status: Submitted but needs to be revised.</p> <p>11 Draft Builder Buyer agreement needs to be revised as per the prescribed format. Status: Submitted but needs to be revised.</p> <p>12 Draft Brochure needs to be submitted. Status: Not Submitted.</p> <p>13 Quarterly schedule of estimated expenditure needs to be provided. Status: Not Submitted.</p> <p>14 Land cost needs to be clarified as per area apply for registration. Status: Submitted.</p> <p>15 Cash flow statement need to be revised. Status: Not Submitted.</p> <p>16 Copy of paid challan of EDC, IDC, conversion charges and license fee needs to be provided. Status: Bank statement provided by the promoter. However, outstanding statement of EDC / IDC or challan copy needs to be submitted.</p>
Remarks	<p>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.</p> <p>2 Online DPI needs to be corrected.</p> <p>3 Approved Service Plan and Estimates needs to be submitted.</p> <p>4 Forest NOC needs to be submitted.</p> <p>5 Information to revenue department regarding the entry of license in the record needs to be submitted.</p> <p>6 Draft Application form needs to be revised.</p> <p>7 Draft Allotment letter needs to be revised as per the prescribed format.</p> <p>8 Draft Builder Buyer agreement needs to be revised as per the prescribed format.</p> <p>9 Draft Brochure needs to be submitted.</p> <p>10 Quarterly schedule of estimated expenditure needs to be provided.</p> <p>11 Cash flow statement need to be revised.</p>

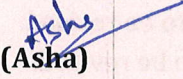

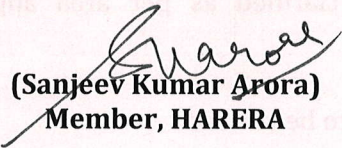
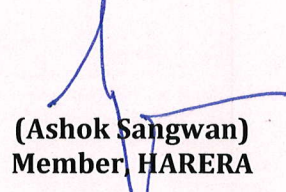
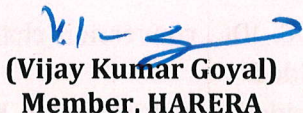
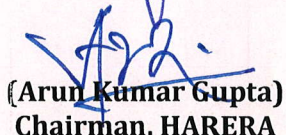
Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

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

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Courtyard 37D

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		12 Copy of paid challan of EDC, IDC, conversion charges and license fee needs to be provided.
 (Asha) Chartered Accountant		 (Sumeet) Engineering Officer
Day and Date of hearing	Monday and 29.05.2023	
Proceeding recorded by	Ram Niwas	
PROCEEDINGS OF THE DAY		
Proceedings dated: 29.05.2023. Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Balram Jha is present on behalf of the promoter. The AR of the promoter is directed to rectify the deficiencies. Matter to come up on 05.06.2023 for further proceedings.		
 (Sanjeev Kumar Arora) Member, HARERA		 (Ashok Sangwan) Member HARERA
 (Vijay Kumar Goyal) Member, HARERA		 (Arun Kumar Gupta) Chairman, HARERA