

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

 Courtyard 37D  
 RERA-GRG-PROJ-1360-2023

**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	ZP-1766/PA(DK)/2023/15134 dated 18.05.2023.
	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	
	Deficient amount	NIL	
16.	File Status	Date	
	File received on	09.05.2023	

**HARERA****GURUGRAM**

Courtyard 37D

RERA-GRG-PROJ-1360-2023

	<b>First notice Sent on</b>	18.05.2023
	<b>First hearing on</b>	23.05.2023
	<b>Second hearing on</b>	29.05.2023
	<b>Third hearing on</b>	05.06.2023
	<b>Fourth hearing on</b>	07.06.2023
	<b>Fifth hearing on</b>	19.06.2023
17.	<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><b>On 23.05.2023</b>, 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 had submitted a reply on 23.05.2023 and 25.05.2023 which are scrutinized and the deficiencies were conveyed to the promoter.</p> <p>On 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.</p> <p><b>On 05.06.2023</b>, Coram is not complete. The matter was placed before the authority and as per the directions of authority the matter was adjourned to 07.06.2023.</p> <p>The promoter has submitted a reply on 29.05.2023 and 01.06.2023 which were scrutinized and deficiencies were conveyed to the promoter.</p> <p>On 07.06.2023, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Balram Jha (AR) is present on behalf of the promoter. On the request of the AR of the promoter the matter is adjourned to 19.06.2023 and he is further directed to rectify the deficiencies by 14.06.2023.</p> <p>The status of the documents is mentioned below:</p>	
18.	<b>Present compliance status as on 19.06.2023 of the deficiencies conveyed in the hearing dated 07.06.2023.</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. Status: Not Submitted.</li><li>2 Online DPI needs to be corrected. Status: Not Submitted.</li><li>3 Approved Service Plan and Estimates needs to be submitted. <b>Status: Not Submitted. However, the promoter submitted a DD no. 026218 dated 29.05.2023 amount Rs. 25 Lakh as a security to submit the SPE.</b></li></ol>

**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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		4 Forest NOC needs to be submitted. <b>Status: Undertaking submitted stating that the license has been granted by DTCP after verification of land does not fall under forest area and no requirement to submit Forest NOC.</b>
		5 Cash flow statement need to be revised. Status: Not Submitted.
<b>Remarks</b>		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. 2 Online DPI needs to be corrected. 3 Approved Service Plan and Estimates needs to be submitted. 4 Forest NOC needs to be submitted. 5 Cash flow statement need to be revised.

The promoter has submitted all the required documents for registration of the project except submission of A to H correction, online DPI correction, forest NOC and approved service plans and estimates. The promoter has submitted a DD dated 29.05.2023 amounting to Rs. 25 lakhs as a security amount for submission of approved service plans and estimates. Further, the promoter has submitted the revised cash flow statement on 16.06.2023. The Authority may grant registration of the project subject to submission of undertaking regarding submission of approved service plans and estimates and forest NOC within three months failing which the security amount submitted for submission of approved service plan estimates will be forfeited in addition to further consequent action.

  
(Asha)

**Chartered Accountant**

  
(Sumeet)

**Engineering Officer**

<b>Day and Date of hearing</b>	Monday and 19.06.2023
<b>Proceeding recorded by</b>	Ram Niwas

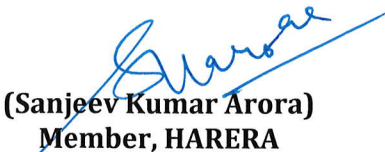
**PROCEEDINGS OF THE DAY**

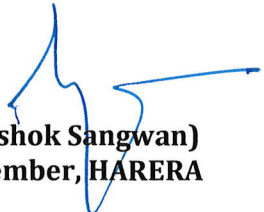
Proceedings dated: 19.06.2023.

Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Balram Jha (AR) is present on behalf of the promoter.

Approved as proposed. The registration certificate shall be issued only after submission of requisite undertakings and pending corrections in A to H and DPI.

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Ashok Sangwan)  
Member, HARERA

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