

Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	GLS Courtyard	
2.	Name of the promoter	M/s GLS Infraprojects Pvt. Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 95, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	M/s GLS Infraprojects Pvt. Ltd., Smt Maya Devi and Sh. Rajender	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	10.07.2028	
10.	Online application ID	RERA-GRG-PROJ-1416-2023	
11.	License no.	103 of 2021 dated 08.12.2021 145 of 2023 dated 11.07.2023	Valid up to 07.12.2026 Valid upto 10.07.2028
12.	Total licensed area	3.8375 acres	<b>Area to be registered</b> 3.8375 acres (2.95625 acres already registered and 0.88125 acres applied)
13.	QPR status (RC no. 38 of 2022 dated 23.05.2022)	Submitted	
14.	4(2)(I)(D) reports status	N/A	
15.	Other conditions of RC (para G)	N/A	
16.	4(2)(I)(C) compliance	N/A	
17.	Status of change of bank account	N/A	
18.	Details of proceedings pending against the project	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval 103 of 2021 dated 08.12.2021 145 of 2023 dated 11.07.2023	07.12.2026 10.07.2028
	ii)	Zoning Plan Approval N/A	N/A
	iii)	Layout plan Approval Drg. No. DGTCP 9399 dated 12.07.2023	N/A
	iv)	Environmental Clearance N/A	N/A
	v)	Architectural Control Sheet Not submitted	

	<b>Registration fee</b>	23,294.68 * 1.5 * 20 = Rs 6,98,840/-
	<b>Processing fee</b>	23,294.68 * 10 = Rs 2,32,947/-
	<b>Late fee</b>	N/A
	<b>Total</b>	Rs 9,31,787/-
21.	<b>DD amount</b>	Rs 7,18,000/- Rs. 2,27,000/-
	<b>DD no. and date</b>	498269 dated 04.01.2022 500274 dated 21.08.2023
	<b>Name of the bank issuing</b>	Yes Bank
	<b>Fee paid for earlier registration and considered in this case</b>	Rs 5,38,331/- (Only registration fee (5,38,331) considered after excluding processing fee (1,79,444) out of paid DD of amount Rs. 7,18,000/-)
	<b>Fee paid at the time of this application</b>	Rs. 2,27,000/-
	<b>Total fee paid and considered</b>	<b>Rs 7,65,331/-</b>
	<b>Deficient amount</b>	Rs. 1,66,456/-
	<b>Note:</b> The fee has been calculated on total FAR as per revised layout plan after grant of additional license. The promoter had obtained the registration of earlier license area and now applied for registration of additional area and issue of combined registration certificate for complete area. Therefore, the registration fee paid at the time of earlier registration is considered after deducting processing fee from the paid amount at the time of earlier registration.	
22.	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	21.08.2023
	<b>First notice Sent on</b>	04.09.2023
	<b>First hearing on</b>	11.09.2023
17.	<b>Case History:-</b>	
	Earlier, the promoter M/s GLS Infraprojects Pvt. Ltd. obtained the License no – 103 of 2021 dated 08.12.2021 from DTCP, Haryana and as a License Holder applied for the registration of real estate project namely “GLS Courtyard” located at Sector-95, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 27519 dated 10.01.2022 and RPIN-420. The Temp I.D. of REP – I (Part A-H) was RERA -GRG-PROJ-998-2022. The project area for registration was same as that of the licensed area i.e., 2.95625 acres. License no – 103 of 2021 dated 08.12.2021. Accordingly, the registration was granted to the project vide RC no. 38 of 2022 dated 23.05.2022 for area measuring 2.95625 acres which is valid upto 31.03.2025.	
	Now the promoter has obtained the additional license no. 145 of 2023 dated 11.07.2023 for area measuring 0.88125 acres and accordingly the layout plan had been revised for total area measuring 3.8375 acres	

dated 21.08.2023 and RPIN-638. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1416-2023. The project area for registration is same as that of the licensed area i.e., 0.88125 acres. License no – 145 of 2023 dated 11.07.2023 valid up to 10.07.2028 and also requested to grant the combined registration certificate for area measuring 3.8375 acres.

The promoter has submitted the affidavit stating that the promoter has not made any sale in the project. Accordingly, the consent of 2/3<sup>rd</sup> allottees is not required for revision in layout plan and the same is not sought from the promoter.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/638 dated 04.09.2023 was issued to the promoter with an opportunity of being heard on 11.09.2023.

The status of the documents is mentioned below:

<p><b>18. Present compliance status as on 11.09.2023 of the deficiencies conveyed in the notice dated 04.09.2023.</b></p>	<ol style="list-style-type: none"> <li>1 Deficit fee of Rs. 1,66,456/- needs to be submitted.</li> <li>2 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>3 Online DPI needs to be corrected.</li> <li>4 Affidavit of the promoter regarding no advertisement, marketing, booking/sale in the earlier approved project for area measuring 2.95625 acres needs to be revised.</li> <li>5 Approved architectural control sheets needs to be submitted.</li> <li>6 Approved Service Plan and Estimates needs to be submitted.</li> <li>7 Approvals / NOC's from various agencies for connecting external services like road, water supply, sewage disposal and storm water drainage needs to be submitted.</li> <li>8 Copy of GPA executed with the landowners needs to be submitted. Further as per collaboration agreement the developer will demarcate the share of landowners and developer on layout plan. The same needs to be clarified.</li> <li>9 Pert chart needs to be submitted.</li> <li>10 Draft Allotment letter needs to be revised.</li> <li>11 Draft brochure and advertisement document of the project needs to be submitted.</li> <li>12 Loan sanction letter and disbursement schedule and repayment schedule needs to be provided.</li> <li>13 Quarterly statement for the expenditure (IDW) needs to be provided.</li> <li>14 CHG form needs to be provided.</li> <li>15 Project proponents needs to be submitted.</li> <li>16 Cost of the land needs to be clarified according to the area applied for the registration.</li> <li>17 Other sources in loan &amp; advances in financial resources needs to be clarified.</li> <li>18 Undertaking regarding no loan on project land needs to be provided.</li> <li>19 Copy of paid challan of EDC needs to be provided.</li> </ol>
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*Asha*  
(Asha)  
Chartered Accountant

*Sumeet*  
(Sumeet)  
Engineering Officer

Day and Date of hearing Tuesday and 11.09.2023  
Proceeding recorded by Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 11.09.2023.  
Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.  
No reply has been submitted by the promoter company till 06.09.2023 against the deficiencies conveyed by the authority through notice dated 04.09.2023. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed.  
Further, if no response is received from the promoter within next 4 week's time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.

*Sanjeev*  
(Sanjeev Kumar Arora)  
Member, HARERA

*V. I - G*  
(Vijay Kumar Goyal)  
Member, HARERA

*Arun*  
(Arun Kumar Gupta)  
Chairman, HARERA