



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Astaire SCO  
RERA-GRG-PROJ-1490-2023

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

S.No.	Particulars	Details		
1.	Name of the project	Astaire SCO		
2.	Name of the promoter	M/s Countrywide Promoters Pvt Ltd		
3.	Nature of the project	Commercial Plotted Colony (Distinct Residential Plotted Colony)	Commercial Component of	
4.	Location of the project	Sector-70A, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of license holder	M/s Imagine Builders Pvt Ltd and others		
7.	Status of project	New		
8.	Whether registration applied for whole/phase	Whole Project		
9.	Completion date as mentioned in REP-II	-		
10.	Online application ID	RERA-GRG-PROJ-1490-2023		
11.	QPR Compliances (RC 55 of 2021)	Sept 2023 pending		
12.	4(2)(I)(D) Compliances (RC 55 of 2021)	Not submitted		
13.	4(2)(I)(C) Compliances	N/A		
14.	Status of change of bank account	N/A		
15.	Details of proceedings pending against the project	No		
16.	RC Conditions Compliances (RC 55 of 2021)	Submission of approved revised SPE, zoning plan and EC (due date 21.12.2021)		
17.	License no.	15 of 2011 dated 07.03.2011 62 of 2021 dated 01.09.2021	valid upto 06.03.2024 valid upto 31.08.2026	
18.	Total licensed area	97.9813 acres	Area to be registered 1.872 acres	
19.	<b>Statutory approvals either applied for or obtained prior to registration</b>			
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>	
			<b>Validity up to</b>	
	i)	License Approval	15 of 2011 dated 07.03.2011 62 of 2021 dated 01.09.2021	06.03.2024 31.08.2026
	ii)	Zoning Plan Approval	DRG No. DGTCP-9004 dated 10.02.2023	N/A
	iii)	Layout plan Approval	DRG No. DTCP-7886 dated 01.09.2021 (For Residential Plotted Colony)	N/A
	iv)	Environmental Clearance	N/A	N/A



	v)	Architectural Control Sheet	Not provided
	vi)	Service plan and estimate approval	Memo. No. LC 2447-G/JE(SK)/2022/20534 dated 15.07.2022 (For Residential Plotted Colony)
20.	<b>Fee details</b>		
	Registration fee		11362.50 * 1.5 * 20 = Rs 3,40,875/-
	Processing fee		11362.50 * 10 = Rs 1,13,625/-
	Late fee		N/A
	Total		Rs 4,54,500/-
21.	DD amount		Rs. 3,26,640/- Rs. 1,08,880/-
	DD no. and date		184590 dated 08.11.2023 184591 dated 08.11.2023
	Name of the bank issuing		IndusInd Bank
	Deficient amount		Rs 18,980/-
22.	<b>File Status</b>		<b>Date</b>
	File received on		16.11.2023
	First notice Sent on		30.11.2023
	First hearing on		11.12.2023
23.	<b>Case History:-</b>		
	<p>The promoter M/s Countrywide Promoters Pvt Ltd who is a collaborator had applied for the registration of real estate project namely "Astaire SCO" located at Sector-70A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 61817 dated 16.11.2023 and RPIN-674. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1490-2023. The project area for registration is 1.872 acres out of the licensed area i.e., 97.9813 acres. License no – 15 of 2011 dated 07.03.2011 valid upto 06.03.2024 and 62 of 2021 dated 01.09.2021 valid upto 31.08.2026.</p> <p>The current application for registration is distinct commercial component of residential plotted colony registered vide RC no. 55 of 2021 dated 21.09.2021 valid upto 31.08.2026.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/674 dated 30.11.2023 was issued to the promoter with an opportunity of being heard on 11.12.2023.</p> <p>The status of the documents is mentioned below:</p>		
24.	<b>Present compliance status as on 11.12.2023 of the deficiencies conveyed in the notice dated 29.11.2023.</b>		<ol style="list-style-type: none"> <li>1 Deficit Fee Rs. 18,980/- needs to be submitted. The fee has been calculated based on applied layout plan for commercial SCO and if any change in approval then the fee will be reconciled and the same shall be payable.</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> </ol>

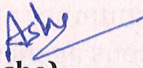

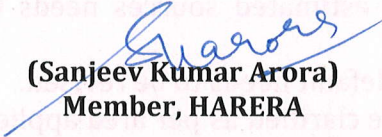
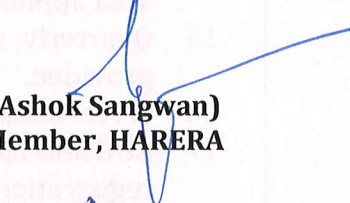

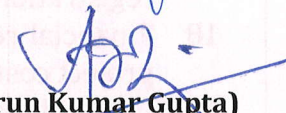




- 4 Approved Architectural Control Sheet needs to be submitted.
- 5 Latest land title search report needs to be submitted including the bar enrolment number of the Advocate.
- 6 Approvals / NOC's from various agencies for connecting external services like roads, sewer needs to be submitted.
- 7 Natural conservation zone, Tree cutting permission, Forest land diversion, Power Line shifting NOC/affidavit for non-applicability needs to be submitted.
- 8 PERT chart needs to be submitted.
- 9 Draft Application form needs to be submitted.
- 10 Draft Allotment letter, BBA needs to be submitted as per the prescribed format.
- 11 Draft Conveyance deed needs to be submitted.
- 12 Draft Payment receipt needs to be submitted.
- 13 Draft Brochure and advertisement documents needs to be submitted.
- 14 Cost of the land needs to be clarified according to the area applied for the registration.
- 15 Quarterly schedule of estimated sources needs to be provided.
- 16 CA certificate for non-default needs to be revised.
- 17 EDC and IDC need to be clarified as per area applied for registration.
- 18 Financial resources of the project need to be met with project cost.
- 19 Copy of paid challan of EDC and IDC needs to be provided.
- 20 Project report needs to be provided.
- 21 Cash flow statement need to be provided.
- 22 REP II needs to be provided.
- 23 CA certificate for cost incurred and to be incurred needs to be provided.
- 24 Bank Undertaking needs to be provided.
- 25 KYC of project consultant needs to be provided.
- 26 CA certificate for REP I needs to be submitted.
- 27 Affidavit of promoter regarding arrangement with bank of master account under section 4(2)(1)(D) needs to be provided.
- 28 Board resolution for authorizing bank account operation needs to be provided along with KYC of authorised person.
- 29 Undertaking regarding no loan on project land needs to be submitted.





	30	Affidavit regarding 10% auto deduct from separate bank account for EDC needs to be submitted.
Remarks	All above documents needs to be submitted.	
 (Asha) Chartered Accountant	 (Sumeet) Engineering Officer	
Day and Date of hearing	Monday and 11.12.2023	
Proceeding recorded by	Ram Niwas	
<b>PROCEEDINGS OF THE DAY</b>		
Proceedings dated: 11.12.2023. 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 against the deficiencies conveyed by the authority through notice dated 30.11.2023. 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 Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA
 (Arun Kumar Gupta) Chairman, HARERA		