



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Courtyard 37D
RERA-GRG-PROJ-1499-2023

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	30.09.2028	
10.	Online application ID	RERA-GRG-PROJ-1499-2023	
11.	QPR Compliances (RC 71 of 2023)	Not submitted	
12.	4(2)(I)(D) Compliances (RC 71 of 2023)	N/A	
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	N/A	
16.	RC Conditions Compliances (RC 71 of 2023)	Submission of SPE and Forest NOC - SPE submitted on time but Forest NOC pending	
17.	License no.	47 of 2023 dated 02.03.2023 203 of 2023 dated 09.10.2023	01.03.2028 08.10.2028
18.	Total licensed area	3.63125 acres	Area to be registered 3.63125 acres
19.	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 203 of 2023 dated 09.10.2023
	ii)	Zoning Plan Approval	N/A
	iii)	Layout Approval plan	Drg. No. DGTCP 9685 dated 12.10.2023
	iv)	Environmental Clearance	N/A
	v)	Architectural Control Sheet	Not submitted



	vi)	Service plan and estimate approval for area 3.63125 acres	Not submitted
20.	Fee details		
	Registration fee		20,774.75 * 1.5 * 20 = Rs 6,23,243/-
	Processing fee		20,774.75 * 10 = Rs 2,07,748/-
	Late fee		N/A
	Total		Rs 8,30,991/-
21.	DD amount		Rs. 1,55,805/- Rs. 5,45,315/- Rs. 4,81,071/-
	DD no. and date		061718 dated 04.05.2023 061719 dated 04.05.2023 001013 dated 29.11.2023
	Name of the bank issuing		HDFC Bank
	Total fee paid but considered		Rs 10,70,012/-
	Deficient amount		NIL
	The promoter has submitted the application for superseding the earlier registration granted due to grant of additional license. Therefore, the processing fee submitted at the time of earlier registration is forfeited and balance fee is considered. Total Fee considered at the time of this application is Rs 10,70,012/-		
	(Total fee paid i.e., 11,82,191 - Processing fee forfeited for earlier registration i.e., 1,12,179)		
22.	File Status	Date	
	File received on		04.12.2023
	First notice Sent on		
	First hearing on		11.12.2023
23.	Case History:-		
	<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. 62740 dated 04.12.2023 and RPIN-681. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1499-2023. The project area for registration is same as that of the licensed area i.e., 3.63125 acres. License no - 47 of 2023 dated 02.03.2023 valid up to 01.03.2028 and 203 of 2023 dated 09.10.2023 valid upto 08.10.2028.</p> <p>The promoter has submitted the application for superseding the earlier registration granted due to grant of additional license. Therefore, the processing fee submitted at the time of earlier registration is forfeited and balance fee is considered.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/681 has been prepared with an opportunity of being heard on 11.12.2023.</p>		

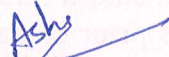



The status of the documents is mentioned below:		
24.	Present compliance status as on 11.12.2023 of the deficiencies	<ol style="list-style-type: none">1 Consent of 2/3rd allottees needs to be submitted as the earlier layout plan has been revised at the time of approval of combined layout plan due to grant of additional license.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.3 Online DPI needs to be corrected.4 Approved architectural control sheet needs to be submitted.5 Approved Service Plan and Estimates for area measuring 3.63125 acres needs to be submitted.6 Mutation, Jamabandi, Ak-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.7 Information to revenue department regarding the entry of license in the revenue record needs to be submitted.8 Latest land title search report needs to be submitted.9 Latest non-encumbrance certificate needs to be submitted.10 Forest NOC for earlier area 2.20 acres needs to be submitted.11 Pert chart needs to be submitted.12 Approval of various agencies regarding the permission for external services like road access permission, water supply, sewerage & storm water drainage needs to be submitted for whole area measuring 3.63125 acres.13 Draft Application form and conveyance deed needs to be revised.14 Draft Allotment letter and BBA needs to be revised as per the prescribed format.15 Draft payment receipt needs to be submitted.16 Draft Brochure/advertisement document needs to be submitted.17 List of sold inventory with name of allottee, plot no., date of booking, total amount etc. and unsold inventory needs to be submitted.18 Executed application form, allotment letter and BBA if any needs to be submitted.19 Quarterly schedule of estimated expenditure needs to be provided.20 Annual statement for the last financial year needs to be submitted.

		21 Land cost needs to be clarified as per area apply for registration. 22 Cash flow statement need to be provided 23 Copy of paid challan of EDC, IDC, conversion charges and license fee needs to be provided. 24 CA certificate for non-default needs to be provided. 25 CA certificate for expenditure incurred and to be incurred needs to be provided. 26 CA certificate for REP 1 needs to be provided. 27 Project report needs to be provided. 28 Board resolution for operation of bank account needs to be provided.
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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

PROCEEDINGS OF THE DAY

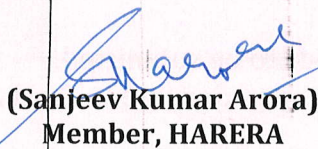
Proceedings dated: 11.12.2023.

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.

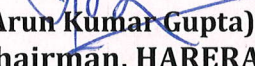
The deficiencies in the application for registration of project be conveyed to the applicant promoter and the AR of the promoter seeks two weeks' time for submission of reply to the same. The same is granted for rectification of deficiencies.

The matter is adjourned and to come upon 01.01.2024.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA