



Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	The Oval @ Astaire Garden	
2.	Name of the promoter	M/s Countrywide Promoters Pvt Ltd	
3.	Nature of the project	Commercial Plotted Colony (Distinct Commercial Component of Residential Plotted Colony)	
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	30.11.2028	
10.	Online application ID	RERA-GRG-PROJ-1490-2023	
11.	QPR Compliances (RC 55 of 2021)	Submitted	
12.	4(2)(I)(D) Compliances (RC 55 of 2021)	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) – Promoter obtained all approvals beyond due date and updated in quarterly compliances.	
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.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	15 of 2011 dated 07.03.2011 31.08.2026 62 of 2021 dated 01.09.2021
	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	Zp-745-Vol.-II/JD(RA)/2023/41657 dated 11.12.2023

**HARERA****GURUGRAM**

The Oval @ Astaire Garden

RERA-GRG-PROJ-1490-2023

	Control Sheet	
vi)	Service plan and estimate approval	Memo. No. LC 2447-G/JE(SK)/2022/20534 dated 15.07.2022 (For Residential Plotted Colony)
20.	Fee details	
	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/- Rs 18,980/-
	DD no. and date	184590 dated 08.11.2023 184591 dated 08.11.2023 054295 dated 13.12.2023
	Name of the bank issuing	IndusInd Bank
	Deficient amount	Nil
22.	File Status	Date
	File received on	16.11.2023
	First notice Sent on	30.11.2023
	First hearing on	11.12.2023
	Second hearing on	01.01.2024
23.	Case History:-	
	<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>On 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.</p>	



	As per the approval of authority, the matter is fixed for hearing on 01.01.2024. The promoter has submitted the reply on 13.12.2023, 14.12.2023, 15.12.2023, 26.12.2023 and 27.12.2023 which have been scrutinized and the status of the documents is mentioned below: Further the promoter has requested the authority for change of project name from Astaire SCO to The Oval @ Astaire Garden.	
24.	Present compliance status as on 01.01.2024 of the deficiencies conveyed in the hearing dated 11.12.2023.	<ol style="list-style-type: none">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. Status: Submitted vide DD no. 054295 dated 13.12.2023 amount Rs 18,980/-. The promoter submitted the approved layout plan and the fee is fully paid.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. Status: Corrections done. Hard copy needs to be submitted.3 Online DPI needs to be corrected. Status: Corrections done. Hard copy needs to be submitted.4 Approved Architectural Control Sheet needs to be submitted. Status: Submitted. Approved vide memo no. Zp-745-Vol.-II/JD(RA)/2023/41657 dated 11.12.2023.5 Latest land title search report needs to be submitted including the bar enrolment number of the Advocate. Status: Submitted.6 Approvals / NOC's from various agencies for connecting external services like roads, sewer needs to be submitted. Status: Sewer submitted and undertaking for road already connected.7 Natural conservation zone, Tree cutting permission, Forest land diversion, Power Line shifting NOC/affidavit for non-applicability needs to be submitted. Status: Undertaking submitted8 PERT chart needs to be submitted. Status: Submitted9 Draft Application form needs to be submitted. Status: Submitted.10 Draft Allotment letter, BBA needs to be submitted as per the prescribed format. Status: Submitted

	<p>11 Draft Conveyance deed needs to be submitted. Status: Submitted</p> <p>12 Draft Payment receipt needs to be submitted. Status: Submitted.</p> <p>13 Draft Brochure and advertisement documents needs to be submitted. Status: Submitted.</p> <p>14 Cost of the land needs to be clarified according to the area applied for the registration. Status: Clarified</p> <p>15 Quarterly schedule of estimated sources needs to be provided. Status: Submitted</p> <p>16 CA certificate for non-default needs to be revised. Status: Submitted</p> <p>17 EDC and IDC need to be clarified as per area applied for registration. Status: Clarified</p> <p>18 Financial resources of the project need to be met with project cost. Status: Submitted</p> <p>19 Copy of paid challan of EDC and IDC needs to be provided. Status: Submitted</p> <p>20 Project report needs to be provided. Status: Submitted</p> <p>21 Cash flow statement need to be provided. Status: Submitted</p> <p>22 REP II needs to be provided. Status: Submitted</p> <p>23 CA certificate for cost incurred and to be incurred needs to be provided. Status: Submitted</p> <p>24 Bank Undertaking needs to be provided. Status: Submitted.</p> <p>25 KYC of project consultant needs to be provided. Status: Submitted</p> <p>26 CA certificate for REP I needs to be submitted. Status: Submitted</p> <p>27 Affidavit of promoter regarding arrangement with bank of master account under section 4(2)(1)(D) needs to be provided. Status: Submitted</p> <p>28 Board resolution for authorizing bank account operation needs to be provided along with KYC of authorised person. Status: Submitted</p> <p>29 Undertaking regarding no loan on project land needs to</p>
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
		be submitted. Status: Submitted
		30 Affidavit regarding 10% auto deduct from separate bank account for EDC needs to be submitted. Status: Submitted
Remarks		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 - Corrections done. Hard copy needs to be submitted. 2 Online DPI needs to be corrected - Corrections done. Hard copy needs to be submitted.

Recommendations:

All requisite documents for registration of project under section 4 of the Act of 2016 have been submitted by the promoter except hard corrected copy of A-H and DPI.
The authority may consider for grant of registration of project.


(Asha)

Chartered Accountant



(Sumeet)

Engineering Officer

Day and Date of hearing

Monday and 01.01.2024

Proceeding recorded by

Ram Niwas

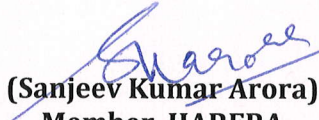
PROCEEDINGS OF THE DAY

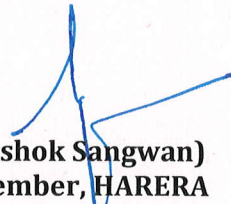
Proceedings dated: 01.01.2024.


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


Sh. Rahul Sharma (AR) is present on behalf of the promoter.

The Engineering Officer Sh. Sumeet submits that all approvals in respect of the above project applied for registration with changed name of the project have been received and placed on file. Further the compliances in respect of earlier registered project including submission of QPR and audited annual statement and conditions of registration have also been submitted. In view of the same the Authority decides to grant the registration.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA

