

# HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

#### The Oval @ Astaire Garden RERA-GRG-PROJ-1490-2023

## Hearing brief for project registration u/s 4

S.No.	Parti	culars	Details					
1.	Name	e of the project	The Oval @ Astaire Garden					
2.		e of the promoter	M/s Countrywide Promoters Pvt Ltd					
3.	Natu	re of the project	Commercial Plotted Colony (Distinct Commercial Component of					
			Residential Plotted Colony)					
4.	Locat	tion of the project	Sector-70A, Gurugram					
5.	Legal		Collaborator					
	prom			88,40,1,23				
6.		e of license holder	M/s Imagine Builders Pvt Ltd and others					
7.		s of project	New	iels 0074-81	STRA BUTE ANTITAL			
8.	Whet		Whole Project					
		ed for whole/phase	054295 dated 1.2.1.2.2023					
9.	-	oletion date as	30.11.2028					
10.		ioned in REP-II	RERA-GRG-PROJ-	1400 2022	Deficient approach			
11.	the second s	e application ID	Submitted	1490-2023				
			Subilitited					
12.	of 2021) 4(2)(l)(D) Compliances		Submitted					
12.		5 of 2021)	Submitted					
13.			N / A	AND AN DE DAILETIN DE MID				
14.		1)(C) Compliances	N/A		ne privene men			
14.	Status of change of bank		N/A					
15.	account		No					
13.	Details of proceedings		NO					
ant wet	pending against the		The appropri M/x Constructed Parageters and					
16.	project         Submission of approved revised SPE, zoning plan and 1				voning plan and EC (due date			
10.			Submission of approved revised SPE, zoning plan and EC (due date 21.12.2021) – Promoter obtained all approvals beyond due date and					
2.5004-	Compliances (RC 55 of 2021)		updated in quarterly compliances.					
17.			15 of 2011 dated		valid upto 06.03.2024			
110	License no.		62 of 2021 dated		valid upto 31.08.2026			
18.	Total	licensed area	97.9813 acres	Area to be	1.872 acres			
tra inolic				registered	a department of the carstern of peters			
19.	Statutory approvals either applied for or obtained prior to registration							
oni	S.No	Particulars	Date of approval		Validity up to			
o vara	3.140	r ai ticulai s			valuity up to			
	i) License Approval		15 of 2011 dated 07.03.2011		06.03.2024			
ligorius auto de auto de les acciu dirigidos biografij			62 of 2021 dated 01.09.2021		31.08.2026			
	ii) Zoning Plan							
	Series (1)	Approval	10.02.2023					
	iii)	Layout plan	DRG No. DTCP-7886 dated 01.09.2021 N/A					
		Approval	(For Residential Plotted Colony)		second to when a second			
	iv)	Environmental	N/A		N/A			
instanie	s fid n	Clearance	nizigan nel company	tipes while they at a				
	v)	Architectural	Zp-745-VolII/JD	(RA)/2023/41657 da	ted 11.12.2023			

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, 2016की धारा 20के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



		Control Sheet	RERA-GRG-PROJ-1490-202			
	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		e Genteigen beinen nie bereit wernen die eine generatie			
	Registration fee		11362.50 * 1.5 * 20 = Rs 3,40,875/-			
	Processing fee Late fee Total		11362.50 * 10 = Rs 1,13,625/- N/A			
			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			
	DDM		184591 dated 08.11.2023			
			054295 dated 13.12.2023			
	Name	e of the bank issuing	IndusInd Bank			
	Deficient amount		Nil			
22.	File S	tatus	Date			
	File r	eceived on	16.11.2023			
	First notice Sent on		30.11.2023			
	First hearing on		11.12.2023			
	Second hearing on		01.01.2024			
23.	3. Case History:- The promoter M/s Countrywide Promoters Pvt Ltd who is a collaborator had applied registration of real estate project namely "Astaire SCO" located at Sector-70A, Gurugran section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no dated 16.11.2023 and RPIN-674. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-149. The project area for registration is 1.872 acres out of the licensed area i.e., 97.9813 acres. Lid – 15 of 2011 dated 07.03.2011 valid upto 06.03.2024 and 62 of 2021 dated 01.09.2021 valid .08.2026.					
	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.					
	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.					
	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.					



	As per the approval of authority	7, th	RERA-GRG-PROJ-1490-20 e matter is fixed for hearing on 01.01.2024.
			ply on 13.12.2023, 14.12.2023, 15.12.2023, 26.12.2023 and ed and the status of the documents is mentioned below:
	Further the promoter has requ SCO to The Oval @ Astaire Garde	este en.	ed the authority for change of project name from Astaire
24.	Present compliance status as on 01.01.2024 of the deficiencies conveyed in the hearing dated 11.12.2023.	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. <b>Status: Submitted vide DD no. 054295 dated</b> <b>13.12.2023 amount Rs 18,980/ The promoter submitted the approved layout plan and the fee is</b>
	, 전양 학, 영향, 영양 방송 등 등 등 등 등		fully paid.
	Bing the claudied as per automobile	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.
	in all or bear being the lice		Status: Corrections done. Hard copy needs to be submitted.
	Sheer She	3	Online DPI needs to be corrected.
	sheen OOL hot. OOk ha n ba		Status: Corrections done. Hard copy needs to be submitted.
	adu adu ha ha pavlaqetit " 1 " " " " "	4	Approved Architectural Control Sheet needs to be submitted.
	had the back of th		Status: Submitted. Approved vide memo no. Zp-745- VolII/JD(RA)/2023/41657 dated 11.12.2023.
	at. Bergi overlett	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.
	in the second second second second		Status: Sewer submitted and undertaking for road
			already connected.
	- illu jävörgen or sbessi sele	7	Natural conservation zone, Tree cutting permission,
			Forest land diversion, Power Line shifting
	o the second and a second s		NOC/affidavit for non-applicability needs to be submitted.
	Barris and arrangement portraining and		Status: Undertaking submitted
		8	PERT chart needs to be submitted. <b>Status: Submitted</b>
		9	Draft Application form needs to be submitted.
	es estado granda a company		Status: Submitted.
	e doue groție usone oscele u	10	Draft Allotment letter, BBA needs to be submitted as per the prescribed format.
		1798	Status: Submitted

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and the second		KERA-GRG-1 ROJ-1490-2023
A LEE - ON STOLED THE STOLE SEC. 3	11	Draft Conveyance deed needs to be submitted.
		Status: Submitted
and the second of the second second	12	Draft Payment receipt needs to be submitted.
17 3 Websterfelderung in einsterfelder	10	Status: Submitted.
which is a second to realize the string to a second	13	Draft Brochure and advertisement documents needs to
		be submitted.
		Status: Submitted.
	14	Cost of the land needs to be clarified according to the
이야지 아이지 귀단한 소리 수 편의 가는 이번 가득 다니?		area applied for the registration.
	45	Status: Clarified
	15	Quarterly schedule of estimated sources needs to be
		provided.
	10	Status: Submitted
	16	CA certificate for non-default needs to be revised.
	17	Status: Submitted
	17	EDC and IDC need to be clarified as per area applied for
		registration. Status: Clarified
	18	Financial resources of the project need to be met with
by the leader of the second second	10	project cost.
		Status: Submitted
all a street water in the	19	Copy of paid challan of EDC and IDC needs to be
	17	provided.
nd Control Store many million	consticis	Status: Submitted
	20	Project report needs to be provided.
Lin-I. on onem hide barenby	(hern)	Status: Submitted
A trib? dated 1,1,12,1/023	21	Cash flow statement need to be provided.
and a set are so an integration	abbe sila	Status: Submitted
and number of the Advertise	22	REP II needs to be provided.
이상 등 유민이 가슴 눈 흔들	D. M. S.	Status: Submitted
no variaus agisticitis tor concercing	23	CA certificate for cost incurred and to be incurred
in , made, kewer heids he be	10 2000	needs to be provided.
and the second second		Status: Submitted
inted and multiplicity for royal	24	Bank Undertaking needs to be provided.
	- hette	Status: Submitted.
aneter marine galation as T. para	25	KYC of project consultant needs to be provided.
Bunnes and Ashiol works	8 A.\$	Status: Submitted
en of state will support of the	26	CA certificate for REP I needs to be submitted.
		Status: Submitted
het Brack De	27	Affidavit of promoter regarding arrangement with bank
States and the second		of master account under section 4(2)(l)(D) needs to be
	12 17 11	provided.
a needs to be subadulted.		Status: Submitted
	28	Board resolution for authorizing bank account
st he hiddens no of theory with a		operation needs to be provided along with KYC of
		authorised person.
	20	Status: Submitted
	29	Undertaking regarding no loan on project land needs to

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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 - <b>Corrections done. Hard</b> <b>copy needs to be submitted</b> .
	2 Online DPI needs to be corrected - <b>Corrections done</b> .
	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.

**Chartered Accountant** Day and Date of hearing

(Sumeet)

**Engineering Officer** 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

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h begababa Matangalarg for ingkrasolor af pilopel making saman 3 af tid fer of 2016 have been nominare bedre promotion avages have obviored at even and 45 and 000. he apply the result of the grant of beneficientian at prairies

(269) (200000?)

### AND REPAIRING ON THE DAY

paraecomign Hetele 01.01.2014

3) Sumply deglared up 000 of 200 M2, 383 a Giver serve Accouncils Inflated above die Sids of our project.
3) Hannel Material AB assessment for Subsets of Simerca noise.

The Engineering Offices Sin Sameric admits that all agricovals in request or the obsystement, applied for registration with share one of the project fav. Spent received and played on 5th Further fav compliances in respect of sufter registered project fullus by subplasion of QPU and the Annual stationese and considered of resistration favor size hear silon who leaves in the same but solitority set for to pain the registration favor size hear silon who is represented in the same but solitority of the to pain the registration favor size hear silon who is new of the same but solitority

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