



**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.	<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>i)</b>	<b>License Approval</b>	<b>Validity up to</b>
		47 of 2023 dated 02.03.2023 203 of 2023 dated 09.10.2023	01.03.2028 08.10.2028
	<b>ii)</b>	<b>Zoning Plan Approval</b>	N/A
	<b>iii)</b>	<b>Layout plan Approval</b>	N/A
		Drg. No. DGTCP 9685 dated 12.10.2023	N/A
	<b>iv)</b>	<b>Environmental Clearance</b>	N/A
	<b>v)</b>	<b>Architectural Control Sheet</b>	N/A
		ZP-1766/PA(DK)/2023/41907 dated 12.12.2023 - for additional area/plots	



	vi)	Service plan and estimate approval for area 3.63125 acres	Not submitted
20.	<b>Fee details</b>		
	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	
	<p><b>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.</b></p> <p><b>Total Fee considered at the time of this application is Rs 10,70,012/-</b></p> <p><b>(Total fee paid i.e., 11,82,191 - Processing fee forfeited for earlier registration i.e., 1,12,179)</b></p>		
22.	File Status	Date	
	File received on	04.12.2023	
	First notice Sent on	19.12.2023	
	First hearing on	11.12.2023	
	Second hearing on	01.01.2024	
23.	<p><b>Case History:-</b></p> <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</p>		





	<p>earlier registration is forfeited and balance fee is considered. 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> <p><b>On 11.12.2023</b>, 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.</p> <p>The deficiencies in the application were conveyed to the promoter through deficiency notice vide notice no. HARERA/GGM/RPIN/681 dated 19.12.2023.</p> <p>The promoter has submitted the reply on 15.12.2023 which has been scrutinized and the status of the documents is mentioned below:</p>
<b>24.</b>	<p><b>Present compliance status as on 01.01.2024 of the deficiencies conveyed through notice dated 19.12.2023</b></p> <ol style="list-style-type: none"><li>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. Status: Not 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. Status: Not submitted</li><li>3 Online DPI needs to be corrected. Status: Not submitted</li><li>4 Approved architectural control sheet needs to be submitted. <b>Status: Submitted. Memo no. ZP-1766/PA(DK)/2023/41907 dated 12.12.2023. This ACS approval is for additional area/plots wherein on drawings it is mentioned that ACS for earlier plots already approved.</b></li><li>5 Approved Service Plan and Estimates for area measuring 3.63125 acres needs to be submitted. Status: Not submitted</li><li>6 Mutation, Jamabandi, Ak-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Not submitted</li><li>7 Information to revenue department regarding the entry of license in the revenue record needs to be submitted. Status: Not submitted</li><li>8 Latest land title search report needs to be submitted. Status: Not submitted</li><li>9 Latest non-encumbrance certificate needs to be submitted. Status: Not submitted</li></ol>



		<p>10 Forest NOC for earlier area 2.20 acres needs to be submitted. Status: Not submitted</p> <p>11 Pert chart needs to be submitted. Status: Not submitted</p> <p>12 Approval of various agencies regarding the permission for external services like road access permission, water supply, sewerage &amp; storm water drainage needs to be submitted for whole area measuring 3.63125 acres. Status: Not submitted</p> <p>13 Draft Application form and conveyance deed needs to be revised. Status: Not submitted</p> <p>14 Draft Allotment letter and BBA needs to be revised as per the prescribed format. Status: Not submitted</p> <p>15 Draft payment receipt needs to be submitted. Status: Not submitted</p> <p>16 Draft Brochure/advertisement document needs to be submitted. Status: Not submitted</p> <p>17 List of sold inventory with name of allottee, plot no., date of booking, total amount etc. and unsold inventory needs to be submitted. Status: Not submitted</p> <p>18 Executed application form, allotment letter and BBA if any needs to be submitted. Status: Not submitted</p> <p>19 Quarterly schedule of estimated expenditure needs to be provided. Status: Not submitted</p> <p>20 Annual statement for the last financial year needs to be submitted. Status: Not submitted</p> <p>21 Land cost needs to be clarified as per area apply for registration. Status: Not submitted</p> <p>22 Cash flow statement need to be provided Status: Not submitted</p> <p>23 Copy of paid challan of EDC, IDC, conversion charges and license fee needs to be provided. Status: Not submitted</p> <p>24 CA certificate for non-default needs to be provided. Status: Not submitted</p> <p>25 CA certificate for expenditure incurred and to be incurred needs to be provided.</p>
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<b>Remarks</b>		<ol style="list-style-type: none"><li>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.</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 Approved Service Plan and Estimates for area measuring 3.63125 acres needs to be submitted.</li><li>5 Mutation, Jamabandi, Ak-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.</li><li>6 Information to revenue department regarding the entry of license in the revenue record needs to be submitted.</li><li>7 Latest land title search report needs to be submitted.</li><li>8 Latest non-encumbrance certificate needs to be submitted.</li><li>9 Forest NOC for earlier area 2.20 acres needs to be submitted.</li><li>10 Pert chart needs to be submitted.</li><li>11 Approval of various agencies regarding the permission for external services like road access permission, water supply, sewerage &amp; storm water drainage needs to be submitted for whole area measuring 3.63125 acres.</li><li>12 Draft Application form and conveyance deed needs to be revised.</li><li>13 Draft Allotment letter and BBA needs to be revised as per the prescribed format.</li><li>14 Draft payment receipt needs to be submitted.</li><li>15 Draft Brochure/advertisement document needs to be submitted.</li><li>16 List of sold inventory with name of allottee, plot no., date of booking, total amount etc. and unsold inventory needs to be submitted.</li><li>17 Executed application form, allotment letter and BBA if any needs to be submitted.</li><li>18 <del>Quarterly schedule of estimated expenditure needs to</del></li></ol>



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**HARERA**  
**GURUGRAM**

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

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*Asha*  
 (Asha)  
 Chartered Accountant

*Sumeet*  
 (Sumeet)  
 Engineering Officer

<b>Day and Date of hearing</b>	Monday and 01.01.2024
<b>Proceeding recorded by</b>	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. Balram Jha (AR) is present on behalf of the promoter.

The AR states that the deficit documents have been submitted on 29.12.2023 along with consent of 2/3<sup>rd</sup> allottees for revision of layout plan in respect of earlier licensed/registered area. The QPRs in respect of already registered area shall also be submitted within two days. The office to issue the public notice for information of the concerned allottees by tomorrow.

The matter to come up on 08.01.2024.

*Sanjeev*  
 (Sanjeev Kumar Arora)  
 Member, HARERA

*Ashok*  
 (Ashok Sangwan)  
 Member, HARERA

*V.1 - Goyal*  
 (Vijay Kumar Goyal)  
 Member, HARERA

*Arun*  
 (Arun Kumar)  
 Chairman, HARERA