



Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	BPTP The Oasis at 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 Countrywide Promoters 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	31.12.2027	
10.	Online application ID	RERA-GRG-PROJ-1530-2024	
11.	QPR Compliances (RC 55 of 2021 dated 21.09.2021)	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 0.738 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 62 of 2021 dated 01.09.2021 06.03.2024 31.08.2026
	ii)	Zoning Plan Approval	DRG No. DGTCP-9003 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	SEIAA/HR/2023/335 dated 30.06.2023 (For Residential Plotted Colony) N/A
	v)	Architectural Control Sheet	ZIP-745-Vol-II/JD(RA)/2024/499 dated 04.01.2024



	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	4480.79 * 1.5 * 20 = Rs 1,34,423/-	
	Processing fee	4480.79 * 10 = Rs 44,808/-	
	Late fee	N/A	
	Total	Rs 1,79,231/-	
21.	DD amount	Rs. 1,34,423/- Rs. 44,808/-	
	DD no. and date	392439 dated 12.01.2024 392440 dated 12.01.2024	
	Name of the bank issuing	IndusInd Bank	
	Deficient amount	Nil	
22.	File Status	Date	
	File received on	24.01.2024	
	First hearing on	12.02.2024	
	First notice Sent on	22.02.2024	
	Second hearing on	04.03.2024	
23.	Case History:- The promoter M/s Countrywide Promoters Pvt Ltd who is a collaborator had applied for the registration of real estate project namely "BPTP The Oasis at Astaire Garden" located at Sector-70A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 65207 dated 24.01.2024 and RPIN-703. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1530-2024. The project area for registration is 0.738 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. 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 is to be issued to the promoter. An opportunity of being heard is scheduled on 12.02.2024. On 12.02.2024, Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project. The application submitted by the promoter has been scrutinized by the concerned official, but the deficiency notice has not been dispatched till date. Therefore, in view of the same the matter is adjourned, and the concerned official is directed to dispatch the notice. The next date of hearing will be conveyed after submission of reply of deficiencies. As per the directions of the authority the deficiency notice vide no. HARERA/GGM/RPIN/703 dated 22.02.2024 was issued to the promoter with opportunity of hearing scheduled on 04.03.2024. The promoter has submitted reply on 28.02.2024 which is scrutinized and the status of the documents is mentioned below:		
24.	Present compliance status as on 04.03.2024 of the deficiencies conveyed in the notice dated 22.02.2024	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. Status: Submitted but needs to be corrected 2 Online DPI needs to be corrected. Status: Submitted but needs to be corrected 3 Approved zoning plan needs to be submitted.	



		Status: Submitted. 4 Complete collaboration agreement needs to be submitted. Status: Submitted. 5 Land title search report needs to be revised. Status: Needs to be revised. 6 Demarcation plan superimposed on approved site/layout plan needs to be submitted. Status: Submitted. 7 Draft Application form, Conveyance deed and Payment receipt needs to be submitted. Status: Submitted. 8 Draft Allotment letter and Agreement for Sale needs to be submitted as per the prescribed format. Status: Allotment submitted but BBA pending. 9 Draft Brochure and advertisement documents needs to be submitted. Status: Submitted. 10 Quarterly source of funds till end of project needs to be provided. Status: Submitted. 11 Quarterly schedule of estimated expenditure needs to be provided. Status: Not submitted 12 CA certificate for non-default in payment of debts and liabilities needs to be provided. Status: Submitted. 13 Cash flow statement need to be clarified. Status: Submitted but needs to be revised 14 REP II needs to be revised as project cost mentioned are not in line with details in other sections. Status: Not provided 15 CA certificate for Net worth of the promoter needs to be submitted. Status: Submitted. 16 Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules. Status: Submitted. 17 Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be provided. Status: Submitted. 18 Project report needs to be revised. Status: Not provided 19 CHG form of ROC needs to be provided. Status: Not provided 20 Copy of paid challan EDC, IDC, Conversion charges and license fee needs to be provided. Status: Submitted. 21 Financial and inventory details verified by CA needs to be provided.
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	Status: Submitted. 22 Copy of TAN number needs to be provided. Status: Submitted. 23 Copy of GST certificate needs to be provided. Status: Submitted. 24 Arrangements of source of funds from financial institutions needs to be revised. Status: Submitted but needs to be revised 25 CA certificate for cost incurred and to be incurred up to the date of registration needs to be provided. 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. 2 Online DPI needs to be corrected. 3 Land title search report needs to be revised. 4 Draft Agreement for Sale needs to be submitted as per the prescribed format. 5 Quarterly schedule of estimated expenditure needs to be provided. 6 Cash flow statement need to be clarified and revised. 7 REP II needs to be revised as project cost mentioned are not in line with details in other sections. 8 Project report needs to be revised. 9 CHG form of ROC needs to be provided. 10 Arrangements of source of funds from financial institutions needs to be revised.

on leave
(Ashish)
Chartered Accountant

Sumeet
(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 04.03.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 04.03.2024.
Sh. Sumeet, Engineering Officer briefed about the facts of the project.
Sh. Rahul Sharma (AR) is present on behalf of the promoter.
The validity of license is going to expire on 06.03.2024 in respect of license No. 15 of 2011 and the promoter is advised to first get the renewal of license before considering the application for registration. The AR seeks one month's time. The same is allowed.
The matter to come up on 01.04.2024.

(Signature)
(Sanjeev Kumar Arora)
Member, HARERA

(Signature)
(Ashok Sangwan)
Member, HARERA

V.I-S
(Vijay Kumar Goyal)
Member, HARERA

(Signature)
(Arun Kumar)
Chairman, HARERA