

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 dated 19.06.2023)	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 – Submitted	
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	01.03.2028 08.10.2028
	ii)	Zoning Plan Approval	N/A
	iii)	Layout plan Approval	N/A
	iv)	Environmental Clearance	N/A
	v)	Architectural Control Sheet	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	ZP-1766/PA(DK)/2023/15134 dated 18.05.2023 – for earlier area 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
	<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>Total Fee considered at the time of this application is Rs 10,70,012/-</p> <p>(Total fee paid i.e., 11,82,191 – Processing fee forfeited for earlier registration i.e., 1,12,179)</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
	Third hearing on	08.01.2024
	Fourth hearing on	22.01.2024
	Fifth hearing on	05.02.2024 (Adjourned)
Sixth hearing on	07.02.2024	
23.	<p>Case History:-</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 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>	



On 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.

The deficiencies in the application were conveyed to the promoter through deficiency notice vide notice no. HARERA/GGM/RPIN/681 dated 19.12.2023.

The promoter has submitted the reply on 15.12.2023 which has been scrutinized and the deficiencies conveyed to the promoter.

On 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 2/3rd 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.

The public notice to be published was provided to the promoter for publication in newspapers but the same has not been published.

The promoter has submitted the reply on 29.12.2023 & 03.01.2024 which have been scrutinized and the deficiencies conveyed to the promoter.

On 08.01.2024, 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 of the promoter seeks two weeks' time to comply the deficiencies. Further newspaper publication has been made by the promoter and objections have been invited till 12.01.2024. The matter to come up on 22.01.2024.

As per directions in hearing dated 01.01.2024, the public notice has been published in two newspapers i.e., Danik Jagran and The Times of India dated 06.01.2024 for inviting objections till 13.01.2024 against which no objections have been received in the authority.

The promoter has submitted the reply on 04.01.2024 & 08.01.2024 which have been scrutinized and the deficiencies conveyed to the promoter.

On 22.01.2024, Sh. Sumeet, Engineering Officer and Sh. M. L. Sardana, Accountant briefed about the facts of the project. Sh. Balram Jha (AR) is present on behalf of the promoter. The AR states that approval of service plans and estimates is under consideration of DTCP and will be submitted in two weeks along with land title search report and other deficit documents. The matter to come up on 05.02.2024.

On 05.02.2024, The matter is adjourned to 07.02.2024.

The promoter has submitted the reply on 19.01.2024 & 02.02.2024 which have been scrutinized and the status of the documents is mentioned below.

24. Present compliance status as on 07.02.2024 of the deficiencies conveyed through notice dated 22.01.2024	<ol style="list-style-type: none">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: Not submitted2 Online DPI needs to be corrected. Status: Not submitted3 Approved Service Plan and Estimates for area measuring 3.63125 acres needs to be submitted.
--	--



	<p>Status: Not submitted. However, the promoter submitted the copy of BG submitted to DTCP.</p> <p>4 Latest land title search report needs to be submitted. Status: Submitted.</p> <p>5 Latest non-encumbrance certificate needs to be submitted. Status: Submitted for area measuring 1.43 acres only.</p> <p>6 Annual statement for the last financial year needs to be submitted. Status: Only for two year submitted being company incorporated in January 2022.</p> <p>7 Cash flow statement need to be provided. Status: Submitted</p> <p>8 Project report needs to be provided. Status: Submitted</p>
Remarks	<p>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.</p> <p>2 Online DPI needs to be corrected.</p> <p>3 Approved Service Plan and Estimates for area measuring 3.63125 acres needs to be submitted.</p> <p>4 Latest non-encumbrance certificate needs to be submitted for complete area.</p>

on leave
(Ashish)

Chartered Accountant

Sumeet

(Sumeet)

Engineering Officer

Day and Date of hearing

Wednesday and 07.02.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 07.02.2024.

Sh. Sumeet, Engineering Officer briefed about the facts of the project.

Sh. Balram Jha (AR) is present on behalf of the promoter.

The AR of the promoter undertakes to provide non-encumbrance certificate for the entire area of the project within a week. Further the service plans and estimates have been technically approved by CE, HSVP and DTCP vide Memo No. 3145, dated 29.01.2024 raised a demand for additional BG of Rs. 19.08 lakhs which has also been deposited in the DTCP office on 02.02.2024 and final approval is expected within a week. In view of the above the Authority decides to grant the registration certificate. The RC shall be issued after submission of deficit documents.

Sanjeev Kumar Arora
(Sanjeev Kumar Arora)
Member, HARERA

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar
(Arun Kumar)
Chairman, HARERA