



**Project - 37 D Group Housing Phase V**  
**RERA-GRG-1470-2023**

**Hearing brief for registration of Project u/s 4**

S.No.	Particulars	Details	
1.	Name of the project	37 D Group Housing Phase V	
2.	Name of the promoter	Countrywide Promoters Pvt. Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector- 37 D, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of License Holder	Superbelts Pvt. Ltd., Visual Builders Pvt. Ltd. and Others	
7.	Name of Collaborator	M/s Countrywide Promoters Pvt. Ltd.	
8.	Status of project	Ongoing	
9.	Whether registration applied for whole	NO (In 5 phases as per DPI)	
10.	Phase no.	5 (as per DPI)	
11.	Online application ID	RERA-GRG-PROJ-1470-2023	
12.	License no.	83 of 2008 dated 05.04.2008. 94 of 2011 dated 24.10.2011.	Valid upto 04.04.2025. Valid upto 23.10.2024.
13.	Total licensed area	43.5580 acres	Area to be registered 4.76 acres
14.	Projected completion date	OC - 31.09.2031 CC - 30.09.2032	
15.	QPR Compliances (if applicable)	RC 299 of 2017 - March 2023, June 2023 and Sep 2023 - Pending RC 300 of 2017 - Dec, 2022, March 2023, June 2023 and Sep 2023 - Pending RC 361 of 2017 - Dec, 2022, March 2023, June 2023 and Sep 2023 - Pending RC 07 of 2018 - Dec, 2022, March 2023, June 2023 and Sep 2023 - Pending	
16.	4(2)(I)(D) Compliances (if applicable)	RC 299 of 2017 -2018-19 and 2022-23 pending. RC 300 of 2017 - 2018-19, 2019-20, 2020-21 and 2022-23 pending. RC 361 of 2017 - 2018-19, 2019-20, 2020-21 and 2022-23 pending. RC 07 of 2018 -2018-19, 2019-20, 2020-21, 2021-22 and 2022-23 pending.	
17.	4(2)(I)(C) Compliances (if applicable)	RC 300 of 2017 - Expired on 12.04.2021. (Show Cause notice issued) RC 361 of 2017 - Expired on 31.05.2018. (Show Cause notice issued) RC 07 of 2018 - Expired on 31.08.2019. (Show Cause notice issued)	
18.	Status of change of bank account	N/A	
19.	Details of proceedings pending against the project	RC 299 of 2017 - RERA-GRG-3487-2022 for QPR RERA-GRG-3860-2022 for 4(2)(I)(C) RERA-GRG-5160-2022 for 4(2)(I)(D) RC 300 of 2017 - RERA-GRG-3745-2022 for 4(2)(I)(C)	





		RERA-GRG-5158-2022 for 4(2)(I)(D) RERA-GRG-3488-2022 for QPR <b>RC 361 of 2017 -</b> RERA-GRG-3529-2022 for QPR RERA-GRG-5079-2022 for 4(2)(I)(D) RERA-GRG-3812-2022 for 4(2)(I)(C) <b>RC 07 of 2018 -</b> RERA-GRG-3905-2022 for 4(2)(I)(C) RERA-GRG-3526-2022 for QPR RERA-GRG-3162-2022 for 4(2)(I)(D)		
20.	<b>RC Compliances (if applicable)</b>	<b>Conditions (if applicable)</b> RC 299 of 2017 - N/A RC 300 of 2017 - N/A RC 361 of 2017 - N/A RC 07 of 2018 - N/A		
21.	<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>Validity upto</b>
	i)	License Approval	83 of 2008 dated 05.04.2008. 94 of 2011 dated 24.10.2011.	04.04.2025. 23.10.2024.
	ii)	Zoning Plan Approval	ZP-437/JD(BS) /2012/7884 dated 09.05.2012	
	iii)	Building plan Approval	ZP-437/JD(BS) /2012/18868 dated 21.09.2012	
		Revalidated Building plan approval	Not Submitted	
	iv)	Environmental Clearance	SEIAA/HR/2013/954 dated 15.10.2013	14.10.2023 (Expired)
	v)	Airport height clearance	PALM/NORTH/B/102517/252893 dated 25.10.2017	
	vi)	Fire scheme approval	FS/MCG/2013/2168 dated 09.07.2013	
	vii)	Service plan and estimate approval	DS(R)/LC-1674 /2013/56525 dated 07.11.2013	
22.	<b>Fee Details</b>			
	<b>Registration Fee</b>	47,204.57 * 1.75 * 10 = Rs 8,26,080/-		
	<b>Processing Fee</b>	47,204.57 * 10 = Rs 4,72,046/-		
	<b>Late Fee</b>	500 % of registration fee 8,26,080 * 5 = Rs 41,30,400/-		
	<b>Total Fee</b>	Rs 54,28,526/-		
23.	<b>DD amount</b>	Rs 8,26,080/- Rs 4,72,046/-		
	<b>DD no. and date</b>	143433 dated 17.10.2023 143434 dated 17.10.2023		
	<b>Name of the bank issuing</b>	IndusInd Bank		





	<b>Deficient amount</b>	<b>Rs 41,30,400/-</b>
24.	<b>File Status</b>	<b>Date</b>
	File received on	23.10.2023
	Deficiency conveyed on	16.11.2023
	First hearing on	20.11.2023
	Second hearing on	05.02.2024
	Third hearing on	07.02.2024
	Fourth hearing on	11.03.2024

**21. Case History:**

The total licensed area of the colony is 43.5580 acres. The group housing colony is proposed to be developed in phases. Details of the phases are mentioned below:

Phases	Area	Registration No.	RC Status	Status	Details of Towers
Part of Phase 1	0.12 acres	361 of 2017 dated 17.11.2017 valid upto 31.05.2018		OC Received on 09.10.2018.	Convenient Shopping
Part of Phase 1	10.22 acres	300 of 2017 dated 13.10.2017 valid upto 12.04.2021		T 08, 09 and 11 – 30.07.2020 T 10, 12 and 13- 15.01.2021	T 8 to T 13
Part of Phase 1	7.1 acres	07 of 2018 dated 03.01.2018 valid upto 31.08.2019		T 16, 17 and 19- 09.10.2018 T 14,15 and 18 20.09.2019	T 14 to T 19
Part of Phase 1	10.23 acres	299 of 2017 dated 13.10.2017 valid upto 11.04.2024		T 20, 21, 24 and 25 – 24.08.2022.	T 20 to T 25
Part of Phase 1	11.128 acres	<b>Not Registered</b> –(OC was applied before the implementation of RERA Act, 2016).	Not registered	T 1, 5, 6 and 7 – 10.07.2017 T 2, 3 and 4 - 07.08.2017	T 1 to T 7
Phase 2	4.76 acres	Applied	Applied	Applied	T 27 to T 33
<b>Total Area</b>	<b>43.558 acres</b>				

The Promoter i.e., M/s Countrywide Promoters Pvt. Ltd. who is a collaborator has applied for the registration of real estate group housing colony namely “37 D Group Housing Phase V” located at Sector- 37 D, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 60680 dated 23.10.2023 and RPIN- 661. The Temp I.D. of REP – I (Part A-H)





is RERA -GRG-PROJ-1470-2023. The project area for registration is 4.76 acres out of the 43.5580 acres. The licensed area i.e., 43.5580 acres vide License no –83 of 2008 dated 05.04.2008 and License no. – 94 of 2011 dated 24.10.2011.

The promoter has got the phasing approved vide no. ZP-437-A/PA(DK)/2023/35251 dated 19.10.2023.

Details of the phasing as per DTCP is mentioned below:

S.no	Description of Phases	Area	Towers	Status of RERA	
1.	Existing (Phase 1)	23.162 acres	Tower T1, T5, T6, T7 & EWS (part)	<b>Not Registered-</b> (OC was applied before RERA)	
			Tower T2, T3, T4 & EWS		
			Tower T16, T17, T19, EWS, Convenient Shopping, Basement and Podium		RC no. 07 of 2018 dated 08.01.2018 and RC no. 361 of 2017 dated 17.11.2017 for convenient Shopping.
			Tower T14, T15, T18 & EWS Block		
			Tower T8, T9, T11 & EWS Block- A & B		RC no. 300 of 2017 dated 13.10.2017
			Tower T10, T12, T13 & EWS Block- B		
			Tower T20, T21, T24 & T25 including Podium and EWS Block		RC no. 299 of 2017 dated 13.10.2017
2.	Phase 2	4.76 acres	Tower T-22 & T-23	Applied for registration	
			Tower T-27 to T-33		
3.	Independent (Phase 3)	15.127 acres	Primary School		
			High School		
			Community Center		
			Dispensary, Nursery School (2 Nos), Primary School, Religious Building & Creche		

In view of the same separate approval for phasing from DTCP has not been sought from the promoter. The Authority is already considering the balance area left out for registration at the time of registration of first application for registration with Interim RERA.

Also, the promoter has submitted that there is no sold unit in the applied area for registration as per DPI submitted. Therefore, affidavit regarding no sale advertisement has been sought from the promoter.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/661 dated 16.11.2023 was issued to the promoter with an opportunity of being heard on 20.11.2023.

**On 20.11.2023**, None is present on the behalf of the promoter. Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. No reply has been submitted by the promoter company till 16.11.2023 against the deficiencies conveyed by the authority through notice dated 16.11.2023. 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 proceedings dated 20.11.2023, a show cause notice as to why their application for registration of project may not be rejected vide no. HARERA/GGM/RPIN/661/Show Cause dated 02.01.2024 has been sent to the promoter and the hearing is fixed for 05.02.2024.</p> <p><b>On 05.02.2024</b>, the matter is adjourned to 07.02.2024.</p> <p><b>On 07.02.2024</b>, Sh. Ashish Kush, Planning Executive briefed about the facts of the case. Sh. Rahul Sharma (Manager Compliances) is present on behalf of the promoter. The AR of the promoter seeks one month's time to comply with the deficiencies. The matter to come up on 11.03.2024.</p> <p>The promoter has submitted a reply on 01.02.2024 which was scrutinized and the status of the documents is mentioned below:</p>	
<p><b>22.</b></p>	<p><b>Present compliance status as on 11.03.2024 of the deficiencies conveyed in last hearing dated 07.02.2024.</b></p>	<ol style="list-style-type: none"> <li>1. Deficit Fee- Rs 41,30,400/-. Status: Not Submitted.</li> <li>2. The phasing approved from DGTCP, Haryana vide Memo no. ZP-437-A/PA(DK)/2023/32251 dated 19.10.2023 in total licensed area of the project and the registered area/ applied area of the project in parts with the Authority needs to be clarified. <b>Status: Submitted details of registered area with the Authority.</b></li> <li>3. Affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the area applied for registration needs to be submitted. Status: Not Submitted.</li> <li>4. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted.</li> <li>5. Online DPI needs to be corrected. Status: Not Submitted.</li> <li>6. Revalidated BR-III needs to be submitted. Status: Revised building plan in-principle approved vide no. ZP-437-A/PA(DK)/2024/2085 dated 18.01.2024. Final building plan not submitted.</li> <li>7. Revalidated Environment Clearance needs to be submitted. <b>Status: Ministry of Environment, Forest and Climate Change Notification dated 18.01.2021 submitted. EC valid upto 15.10.2024.</b></li> <li>8. Mutation, Jamabandi and aks-shajra submitted. However, the area needs to be clarified. Status: Jamabandi submitted. However, Mutation and Aks-shajra not submitted.</li> <li>9. Land title search report prior to six months needs to be submitted. Status: Not Submitted.</li> <li>10. Pert chart needs to be submitted. Status: Not Submitted.</li> <li>11. Draft Application form and Draft Allotment letter needs to be revised. Status: Not Submitted.</li> <li>12. Draft Builder buyer agreement and Draft Conveyance deed needs to be submitted.</li> </ol>



	<p>Status: Not Submitted.</p> <p>13. Mining permission needs to be submitted. Status: Not Submitted.</p> <p>14. Draft brochure of the project needs to be submitted. Status: Not Submitted.</p> <p>15. Cost of the land needs to be clarified according to the area applied for the registration. Status: Not Submitted.</p> <p>16. Quarterly schedule of estimated sources needs to be submitted. Status: Not Submitted.</p> <p>17. EDC and IDC need to be clarified as per area applied for registration. Status: Not Submitted.</p> <p>18. Financial resources of the project need to be clarified. Status: Not Submitted.</p> <p>19. Copy of paid challan of EDC and IDC needs to be submitted. <b>Status: Submitted.</b></p> <p>20. Project report needs to be submitted. Status: Not Submitted.</p> <p>21. Cash flow statement need to be submitted. Status: Not Submitted.</p> <p>22. REP II needs to be revised. <b>Status: Submitted.</b></p> <p>23. CA certificate for cost incurred and to be incurred needs to be submitted. Status: Not Submitted.</p> <p>24. Bank Undertaking needs to be submitted. Status: Not Submitted.</p> <p>25. KYC of project consultant needs to be submitted. <b>Status: Submitted.</b></p> <p>26. CA certificate for REP I needs to be submitted. Status: Not Submitted.</p> <p>27. Affidavit of promoter regarding arrangement with bank of master account under section 4(2)(1)(D) needs to be submitted. Status: Not Submitted.</p> <p>28. Board resolution for authorizing bank account operation needs to be submitted. Status: Not Submitted.</p>
<b>Remarks</b>	<p>1. Deficit Fee- Rs 41,30,400/-.</p> <p>2. Affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the area applied for registration needs to be submitted.</p> <p>3. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>4. Online DPI needs to be corrected.</p> <p>5. Revalidated BR-III needs to be submitted.</p> <p>6. Mutation and aks-shajra needs to be submitted.</p> <p>7. Land title search report prior to six months needs to be submitted.</p> <p>8. Pert chart needs to be submitted.</p>



	<ol style="list-style-type: none"> <li>9. Draft Application form and Draft Allotment letter needs to be revised.</li> <li>10. Draft Builder buyer agreement and Draft Conveyance deed needs to be submitted.</li> <li>11. Mining permission needs to be submitted.</li> <li>12. Draft brochure of the project needs to be submitted.</li> <li>13. Cost of the land needs to be clarified according to the area applied for the registration.</li> <li>14. Quarterly schedule of estimated sources needs to be submitted.</li> <li>15. EDC and IDC need to be clarified as per area applied for registration.</li> <li>16. Financial resources of the project need to be clarified.</li> <li>17. Project report needs to be submitted.</li> <li>18. Cash flow statement need to be submitted.</li> <li>19. CA certificate for cost incurred and to be incurred needs to be submitted.</li> <li>20. Bank Undertaking needs to be submitted.</li> <li>21. CA certificate for REP I needs to be submitted.</li> <li>22. Affidavit of promoter regarding arrangement with bank of master account under section 4(2)(1)(D) needs to be submitted.</li> <li>23. Board resolution for authorizing bank account operation needs to be submitted.</li> </ol>
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*on leave*  
**Ashish Dubey**  
**Chartered Accountant**

*Ashish 11/3/24*  
**Ashish Kush**  
**Planning Executive**

**Day and Date of hearing** Monday and 11.03.2024

**Proceeding recorded by** Ram Niwas

**PROCEEDINGS OF THE DAY**

Sh. Ashish Kush, Planning Executive briefed about the facts of the case.

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

The AR seeks three weeks' time for submission of deficit fees, the bank undertaking and approved building plans. The QPRs and annual audited statement in respect of the part of the colony separately registered shall also be submitted. The project report is also not submitted which shall also be submitted at least one week before the next date of hearing failing which the application is liable to be rejected/returned.

The matter to come up on 01.04.2024.

*(Signature)*  
**(Sanjeev Kumar Arora)**  
**Member, HARERA**

*(Signature)*  
**(Ashok Sangwan)**  
**Member, HARERA**

*(Signature)*  
**(Vijay Kumar Goyal)**  
**Member, HARERA**

*(Signature)*  
**(Arun Kumar)**  
**Chairman, HARERA**

