

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

laryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईस, गुरुग्राम, हरियाणा

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

S.No.	Particulars	ing brief for registration of Project u/s 4 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. L	td., Visual Builders Pvt	. Ltd. and Others
7.	Name of Collaborator		e Promoters Pvt. Ltd.	
8.	Status of project	Ongoing		an and the fit
9.	Whether registration applied for whole			
10.	Phase no.	2	en dan es an largert	The state of the second second
11.	Online application ID	RERA-GRG-PROJ-	1470-2023	
12.	License no.	83 of 2008 dated 94 of 2011 dated		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		Airport
15.	QPR Compliances (if applicable)	RC 299 of 2017 – Submitted – Up to Dec 23. RC 300 of 2017 – Submitted – Up to Dec 23. RC 361 of 2017 – Submitted – Up to Dec 23. RC 07 of 2018 – Submitted – Up to Dec 23.		
16.	4(2)(l)(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)(l)(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)(1)(C) RERA-GRG-5160-2022 for 4(2)(1)(D) RC 300 of 2017 - RERA-GRG-3745-2022 for 4(2)(1)(C) RERA-GRG-5158-2022 for 4(2)(1)(D) RERA-GRG-3488-2022 for QPR RC 361 of 2017 -		

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-पंपदा (विभियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण

Project - 37 D Group Housing Phase V

RERA-GRG-1470-2023

				RERA-GRG-1470-202			
- 144 - 144 - 144		and a second sec	RERA-GRG-5079-2022 for 4(2)(l)(D) RERA-GRG-3812-2022 for 4(2)(l)(C) RC 07 of 2018 – RERA-GRG-3905-2022 for 4(2)(l)(C) RERA-GRG-3526-2022 for QPR RERA-GRG-3162-2022 for 4(2)(l)(D)				
20.	RC Conditions RC 299 of 2017 - N/ Compliances (if RC 300 of 2017 - N/ applicable) RC 361 of 2017 - N/		RC 299 of 2017 - N/A RC 300 of 2017 - N/A RC 361 of 2017 - N/A RC 07 of 2018 - N/A	2. Entre of the 2. Funce of the 3. Nature of the			
21.	Statutory approvals either applied for or obtained prior to registration						
	S.No Particulars		Date of approval	Validity up to			
	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	Toldad W			
	iii)	Building plan Approval	ZP-437/JD(BS) /2012/18868 dated 21.09.2012	M Plass nu			
	120,00	Revised Building plan approval	ZP-437-Vol.II/JD(RA)/2024/10823 dated 27.03.2024	26.03.2029			
	iv) Revised Environmental Clearance		Not Submitted.				
	v) Airport height clearance		PALM/NORTH/B/102517/252893 dated 25.10.2017	dare - 1998 Comp			
	vi) Fire scheme approval		Not Submitted.	Congraphilite			
	vii)	Revised Service plan and estimate approval	Not Submitted	16. 14(2)(1)(0) (n			
22.	Fee D	etails	RG 101 PC2017 - 2018 - 9, 201				
	Registration Fee		58,649.578 * 1.90 * 10 = Rs 11,14,342/-				
	Processing Fee		58,649.578 * 10 = Rs 5,86,496/-				
	Late Fee		500 % of registration fee 11,14,342* 5 = Rs 17,00,838/-				
	Total Fee		Rs 72,72,548/-				
23.	DD amount		Rs 8,26,080/- Rs 4,72,046/- Rs. 41,30,400/-				
	DD no. and date		143433 dated 17.10.2023 143434 dated 17.10.2023 54475 dated 20.03.2024.				
	Name of the bank issuing		IndusInd Bank				
	Deficient amount		RS. 18,44,022/-				

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-संपद्म (धिनियमन और विकास) अधिनियम, 2016की पास 20के अर्तगत गठिव प्राधिकरण

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

On 05.02.2024, the matter is adjourned to 07.02.2024.

On 07.02.2024, 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.

The promoter has submitted a reply on 01.02.2024 which was scrutinized and the status of the documents is mentioned below:

Proceedings dated: 11.03.2024.

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.

The promoter has submitted a reply on 07.03.2024,22.03.2024, 28.03.2024 which was scrutinized, and the status of the documents is mentioned below:

The promoter is also requesting for change in name of the project from "37D Group Housing Phase V" to "BPTP The Amaario".

22.	Present compliance status as on 01.04.2024	 Deficit fee of Rs 18,44,022/- needs to be submitted. Status: Not Submitted.
.Le	of the deficiencies conveyed in last hearing dated 11.03.2024.	3. 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. Status: Submitted details of registered area with the Authority.
	estimated.	4. Affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the area applied for registration needs to be submitted. Status: Submitted.
		 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.
	ioo manneni ad et due palme	6. Online DPI needs to be corrected. Status: Not Submitted.
	tomator, al m	 Copy of 2/3rd consents of existing allottees needs to be submitted. Status – Not submitted.
	landfilm fers of ut sheader	8. Revised Environmental clearance needs to be submitted. Status: Not Submitted.
	ballindez od 010 bog	 Revised fire scheme needs to be submitted. Status: Not Submitted.
	and a substance human	10. Revised service plans and estimates needs to be submitted.
	d to a state $d(X)(U(M)$ needs to be so	Status: Not Submitted.
		11. Revised BR-III needs to be submitted.

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

Project - 37 D Group Housing Phase V

AKEKA

GRAM

	KERA-GKG-14/0-2023
	Status: Submitted.
a care her manufactor and	12. Mutation, Jamabandi and aks-shajra submitted. However, the
the outparted by SA top? , tokens	area needs to be clarified.
A director of L D 5 million	Status: Jamabandi and Aks-shajra submitted. However, Mutation
	is not submitted.
the source and bits desiribution and	13. Land title search report prior to six months needs to be
	submitted. Status: Submitted.
	14. Pert chart needs to be submitted.
and the second sec	Status: Not Submitted.
	15. Draft Application form and Draft Allotment letter needs to be
	revised.
there, the bank and what	Status: Not Submitted.
a straight in reasons of the particular	16. Draft Builder buyer agreement and Draft Conveyance deed
as his other and both and an	needs to be submitted.
a scinul appropriate state when a	Status: Not Submitted.
	17. Mining permission needs to be submitted.
and the second	Status: Not Submitted.
	18. Draft brochure of the project needs to be submitted.
s - 18 03.2014 Maintena - 192.00 St. 1	Status: Submitted.
	19. Cost of the land needs to be clarified according to the area
Thinker mean "IT is Group in the	applied for the registration. Status: Submitted.
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	and the second state has submitted
Contraction and and Society of	20. Quarterly schedule of estimated sources needs to be submitted. Status: Submitted.
-trained in the second s	21. EDC and IDC need to be clarified as per area applied for
and the second se	registration.
and show of ESDS of the bands to be	Status: Submitted.
to consider the second second second	22. Financial resources of the project need to be clarified.
in the standard of a least of the little	Status: Submitted.
in the sing breating it as	
Law Same	Status: Submitted.
en alles Based anni Sheat an base ann	24. Project report needs to be submitted.
es contra se ca spany antipotalitata	Status: Submitted.
	25. Cash flow statement need to be submitted.
na re la babigit 39n sta d'Au-216, qui	Status: Submitted. 26. REP II needs to be revised.
a consideration of solution and the same	26. REP II needs to be revised. Status: Submitted.
	27. CA certificate for cost incurred and to be incurred needs to be
	submitted.
and the second se	Status: Submitted.
and the second s	28. Bank Undertaking needs to be submitted.
	Status: Submitted.
training and a suspension of	29. KYC of project consultant needs to be submitted.
	Status: Submitted.
Le harshinder when	30. CA certificate for REP I needs to be submitted.
	Status: Submitted.
an house when the second second	31. Affidavit of promoter regarding arrangement with bank of
	master account under section 4(2)(l)(D) needs to be submitted.
and the second sec	Status: Submitted.

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-संपद्म (विभियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण

Project – 37 D Group Housing Phase V

RERA-GRG-1470-2023

AKEKA

24.	File Status	Date Date
catte	File received on	23.10.2023
	Deficiency conveyed on	16.11.2023
	First hearing on	20.11.2023
ana a	Second hearing on	05.02.2024
	Third hearing on	07.02.2024
	Fourth hearing on	11.03.2024

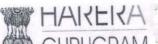
21. Case History:

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	al konsegur viena Montegur viena	T 16, 17 an 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	i Indo politimatica de Deddillos soul	T 20, 21, 24 and 25 – 24.08.2022.	T 20 to T 25
Part of Phase 1	11.128 acres	Not Registered –(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
Total Area	43.558 acres			pant lo contractoran La 1 è 1 benchment	

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

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-संपद्म (विभियमन और विकास) अधिनियम, 2016की धारा 20के अर्तमत गठित प्राधिकरण



Project - 37 D Group Housing Phase V

RERA-GRG-1470-2023

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	23.162	Tower T1, T5, T6, T7 & EWS (part)	Not Registered- (OC was
1.		acres	Tower T2, T3, T4 & EWS	applied before RERA)
			Tower T16, T17, T19, EWS, Convenient Shopping, Basement and Podium	RC no. 07 of 2018 dates 08.01.2018 and RC no. 361 o
		el personano	Tower T14, T15, T18 & EWS Block	2017 dated 17.11.2017 fo convenient Shopping.
			Tower T8, T9, T11 & EWS Block- A & B	RC no. 300 of 2017 dated
			Tower T10, T12, T13 & EWS Block- B	13.10.2017
	Sinter	tus.	Tower T20, T21, T24 & T25 including Podium and EWS Block	RC no. 299 of 2017 dated 13.10.2017
	and the state of the		Tower T-22 & T-23	
2.	Phase 2	4.76 acres	Tower T-27 to T-33	Applied for registration
3.	Independent	15.127	Primary School	
5.	(Phase 3)	acres	High School	
			Community Center	
1000 1000 1000 1000 1000 1000 1000 100			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.

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.

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-संपद्म (विभियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण

Project - 37 D Group Housing Phase V

RERA-GRG-1470-2023

HAIKEIKA GURUGRAM

	to be subi	mitted. Ibmitted.	zing bank account operation needs	
Remarks	 Deficit fee of Rs 18,44,022/- needs to be submitted. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Online DPI needs to be corrected. Copy of 2/3rd consents of existing allottees needs to be submitted. Revised Environmental clearance needs to be submitted. Revised fire scheme needs to be submitted. Revised service plans and estimates needs to be submitted. Mutation needs to be submitted. Pert chart needs to be submitted. Draft Application form and Draft Allotment letter needs to be revised. Draft Builder buyer agreement and Draft Conveyance deed needs to be submitted. 			
Actively			Shashank	
Ashish Dubey			Shashank Sharma Associate Engineer Executive	
Chartered Accountant Day and Date of hearing		Monday and 01.04.2024		
Proceeding recorded by		Ram Niwas		
Froceeding recorded by	PROCEEDIN	IGS OF THE DAY		
by DTCP and no sale/booking covered under the policy ci	r Executive briefed at ent on behalf of the pr ent of the existing all in respect of phase- rculated vide memo- nined on file. Meanwh view of approval of registered project.	ottees is not require II applied for regist o no. Misc-862/20 pile a public notice	project. ed in view of approval of phasing pla tration has been made and the case i 23/7/1/2023-2TCP/11689-91 date in two prominent newspapers shall b ans and for objections if any from th	
	end	1	V.1- 3	

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 भूत्संपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के असंगत गठिव प्राधिकरण

A CONTRACT AND A CONTRACT OF A CONTRACT AND A CONTR

 1
 Different faileret tradit

 2
 Different State of Ris 16.47.02.1/
 Interimination

 2
 Different State of Ris 16.47.02.1/
 Interimination

 3
 Different State of Ris 16.47.02.1/
 Interimination

 4
 Different State of Ris 16.47.02.1/
 Interimination

 5
 Different State of Ris 10.11
 Different State of Ris 11.11

 6
 Different State of Ris 11.11
 Different State of Ris 11.11

 6
 Different State of Ris 11.11
 Different State of Ris 11.11

 7
 Different State of Ris 11.11
 Different State of Ris 11.11

 8
 Different State of Ris 11.11
 Different Ris 11.11

 8
 Different Ris 11.11
 Different Ris 11.11
 Different Ris 11.11

 8
 Different Ris 11.11
 Different Ris 11.11
 Different Ris 11.11

 9
 Numerical Interests In the softent Ris 11.11
 Different Ris 11.11
 Different Ris 11.11

 1
 Different Ris 11.11
 Different Ris 11.11
 Different Ris 11.11
 Different Ris 11.11

 8
 Different Ris 11.11
 Different Ris 11.11
 Different Ris 11.11
 Different Ris 11.11
 Different Ris 11.11

 9
 Numerical I

resource to any our any our any our stand of the rest of the second stand of the rest of t

versister Engineer, En m

- ----

entry and the second second second to be been all solutions been of the protocol

softward and the landsdare memory at (#1) answerd haded

On All states that 2/3rd consent of the codeling allocates area includuated in the originated of the second of the All states that 2/3rd consent of the codeling in respect of purseal and the respect of the respect of purseal and the respect of respect of the respect of the

The matter to come no on 22 04 2028.

(Sanjeey Rinder Armei) Member, MARERA

A statistic ware instituted. And the second statistic and the second statistic destation for the second statistic and second statistics.