



**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 (   |  |
| 10.   | Phase no.  | 2  |  |
| 11.   | Online application ID                              | RERA-GRG-PROJ-1470-2023  |  |
| 12.   | License no.  | 83 of 2008 dated 05.04.2008.<br>94 of 2011 dated 24.10.2011.   | Valid upto 04.04.2025.<br>Valid upto 23.10.2024. |
| 13.   | Total licensed area                                | 43.5580 acres  | <b>Area to be registered</b><br>4.76 acres       |
| 14.   | Projected completion date                          | OC - 31.09.2031<br>CC - 30.09.2032   |  |
| 15.   | QPR Compliances (if applicable)                    | RC 299 of 2017 - Submitted - Up to Dec 23.<br>RC 300 of 2017 - Submitted - Up to Dec 23.<br>RC 361 of 2017 - Submitted - Up to Dec 23.<br>RC 07 of 2018 - Submitted - Up to Dec 23.  |  |
| 16.   | 4(2)(I)(D) Compliances (if applicable)             | RC 299 of 2017 -2018-19 and 2022-23 pending.<br>RC 300 of 2017 - 2018-19, 2019-20, 2020-21 and 2022-23 pending.<br>RC 361 of 2017 - 2018-19, 2019-20, 2020-21 and 2022-23 pending.<br>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)<br>RC 361 of 2017 - Expired on 31.05.2018. (Show Cause notice issued)<br>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 -<br>RERA-GRG-3487-2022 for QPR<br>RERA-GRG-3860-2022 for 4(2)(I)(C)<br>RERA-GRG-5160-2022 for 4(2)(I)(D)<br>RC 300 of 2017 -<br>RERA-GRG-3745-2022 for 4(2)(I)(C)<br>RERA-GRG-5158-2022 for 4(2)(I)(D)<br>RERA-GRG-3488-2022 for QPR<br>RC 361 of 2017 -<br>RERA-GRG-3529-2022 for QPR |  |



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|     |   | RERA-GRG-5079-2022 for 4(2)(I)(D)<br>RERA-GRG-3812-2022 for 4(2)(I)(C)<br><b>RC 07 of 2018 -</b><br>RERA-GRG-3905-2022 for 4(2)(I)(C)<br>RERA-GRG-3526-2022 for QPR<br>RERA-GRG-3162-2022 for 4(2)(I)(D) |  |                            |
| 20. | <b>RC Compliances applicable)</b> <b>Conditions (if applicable)</b>             | <b>RC 299 of 2017 - N/A</b><br><b>RC 300 of 2017 - N/A</b><br><b>RC 361 of 2017 - N/A</b><br><b>RC 07 of 2018 - N/A</b>  |  |                            |
| 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 up to</b>      |
|     | i)  | <b>License Approval</b>  | 83 of 2008 dated 05.04.2008.<br>94 of 2011 dated 24.10.2011. | 04.04.2025.<br>23.10.2024. |
|     | ii)   | <b>Zoning Plan Approval</b>  | ZP-437/JD(BS) /2012/7884 dated<br>09.05.2012                 |                            |
|     | iii)  | <b>Building plan Approval</b>  | ZP-437/JD(BS) /2012/18868 dated<br>21.09.2012                |                            |
|     |   | <b>Revised Building plan approval</b>  | ZP-437-Vol.II/JD(RA)/2024/10823 dated<br>27.03.2024          | 26.03.2029                 |
|     | iv)   | <b>Revised Environmental Clearance</b>   | Not Submitted.   |                            |
|     | v)  | <b>Airport height clearance</b>  | PALM/NORTH/B/102517/252893 dated<br>25.10.2017               |                            |
|     | vi)   | <b>Fire scheme approval</b>  | Not Submitted.   |                            |
|     | vii)  | <b>Revised Service plan and estimate approval</b>  | Not Submitted  |                            |
| 22. | <b>Fee Details</b>  |  |  |                            |
|     |   | <b>Registration Fee</b>  | 58,649.578 * 1.90 * 10 = Rs 11,14,342/-                      |                            |
|     |   | <b>Processing Fee</b>  | 58,649.578 * 10 = Rs 5,86,496/-                              |                            |
|     |   | <b>Late Fee</b>  | 500 % of registration fee<br>11,14,342* 5 = Rs 17,00,838/-   |                            |
|     |   | <b>Total Fee</b>   | Rs 72,72,548/-   |                            |
| 23. | <b>DD amount</b>  | Rs 8,26,080/-<br>Rs 4,72,046/-<br>Rs. 41,30,400/-  |  |                            |
|     | <b>DD no. and date</b>  | 143433 dated 17.10.2023<br>143434 dated 17.10.2023<br>54475 dated 20.03.2024.  |  |                            |
|     | <b>Name of the bank issuing</b>   | IndusInd Bank  |  |                            |
|     | <b>Deficient amount</b>   | <b>RS. 18,44,022/-</b>   |  |                            |



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|   | <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>Proceedings dated: 11.03.2024.</b></p> <p>Sh. Ashish Kush, Planning Executive briefed about the facts of the case.<br/>Sh. Rahul Sharma (AR) is present on behalf of the promoter.</p> <p>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.</p> <p>The matter to come up on 01.04.2024.</p> <p>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:</p> <p><b>The promoter is also requesting for change in name of the project from "37D Group Housing Phase V" to "BPTP The Amaario".</b></p> |   |
| <p><b>22. Present compliance status as on 01.04.2024 of the deficiencies conveyed in last hearing dated 11.03.2024.</b></p> |  | <ol style="list-style-type: none"> <li>1. Deficit fee of Rs 18,44,022/- needs to be submitted.</li> <li>2. Status: Not Submitted.</li> <li>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.<br/><b>Status: Submitted details of registered area with the Authority.</b></li> <li>4. Affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the area applied for registration needs to be submitted.<br/>Status: Submitted.</li> <li>5. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.<br/>Status: Not Submitted.</li> <li>6. Online DPI needs to be corrected.<br/>Status: Not Submitted.</li> <li>7. Copy of 2/3<sup>rd</sup> consents of existing allottees needs to be submitted.<br/>Status - Not submitted.</li> <li>8. Revised Environmental clearance needs to be submitted.<br/>Status: Not Submitted.</li> <li>9. Revised fire scheme needs to be submitted.<br/>Status: Not Submitted.</li> <li>10. Revised service plans and estimates needs to be submitted.<br/>Status: Not Submitted.</li> <li>11. Revised BR-III needs to be submitted.</li> </ol> |



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|  |  | <p>Status: Submitted.</p> <p>12. Mutation, Jamabandi and aks-shajra submitted. However, the area needs to be clarified.<br/>Status: Jamabandi and Aks-shajra submitted. However, Mutation is not submitted.</p> <p>13. Land title search report prior to six months needs to be submitted.<br/>Status: Submitted.</p> <p>14. Pert chart needs to be submitted.<br/>Status: Not Submitted.</p> <p>15. Draft Application form and Draft Allotment letter needs to be revised.<br/>Status: Not Submitted.</p> <p>16. Draft Builder buyer agreement and Draft Conveyance deed needs to be submitted.<br/>Status: Not Submitted.</p> <p>17. Mining permission needs to be submitted.<br/>Status: Not Submitted.</p> <p>18. Draft brochure of the project needs to be submitted.<br/>Status: Submitted.</p> <p>19. Cost of the land needs to be clarified according to the area applied for the registration.<br/>Status: Submitted.</p> <p>20. Quarterly schedule of estimated sources needs to be submitted.<br/>Status: Submitted.</p> <p>21. EDC and IDC need to be clarified as per area applied for registration.<br/>Status: Submitted.</p> <p>22. Financial resources of the project need to be clarified.<br/>Status: Submitted.</p> <p>23. Copy of paid challan of EDC and IDC needs to be submitted.<br/><b>Status: Submitted.</b></p> <p>24. Project report needs to be submitted.<br/>Status: Submitted.</p> <p>25. Cash flow statement need to be submitted.<br/>Status: Submitted.</p> <p>26. REP II needs to be revised.<br/><b>Status: Submitted.</b></p> <p>27. CA certificate for cost incurred and to be incurred needs to be submitted.<br/>Status: Submitted.</p> <p>28. Bank Undertaking needs to be submitted.<br/>Status: Submitted.</p> <p>29. KYC of project consultant needs to be submitted.<br/><b>Status: Submitted.</b></p> <p>30. CA certificate for REP I needs to be submitted.<br/>Status: Submitted.</p> <p>31. Affidavit of promoter regarding arrangement with bank of master account under section 4(2)(I)(D) needs to be submitted.<br/>Status: Submitted.</p> |
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| 24. | File Status            | Date       |
|-----|------------------------|------------|
|     | 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<br>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<br>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        | Not Registered -(OC was applied before the implementation of RERA Act, 2016). | Not registered | T 1, 5, 6 and 7 - 10.07.2017<br>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)<br>RC no. 07 of 2018 dated 08.01.2018 and RC no. 361 of 2017 dated 17.11.2017 for convenient Shopping.<br>RC no. 300 of 2017 dated 13.10.2017<br>RC no. 299 of 2017 dated 13.10.2017 |
|      |                       |              | Tower T2, T3, T4 & EWS  |  |
|      |                       |              | Tower T16, T17, T19, EWS, Convenient Shopping, Basement and Podium              |  |
|      |                       |              | Tower T14, T15, T18 & EWS Block   |  |
|      |                       |              | Tower T8, T9, T11 & EWS Block- A & B  |  |
|      |                       |              | Tower T10, T12, T13 & EWS Block- B  |  |
|      |                       |              | Tower T20, T21, T24 & T25 including Podium and EWS Block                        |  |
| 2.   | Phase 2               | 4.76 acres   | Tower T-22 & T-23   | Applied for registration   |
| 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.

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.

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|   | 32. Board resolution for authorizing bank account operation needs to be submitted.<br>Status: Submitted.   |
| <b>Remarks</b>  | <ol style="list-style-type: none"> <li>1. Deficit fee of Rs 18,44,022/- needs to be submitted.</li> <li>2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</li> <li>3. Online DPI needs to be corrected.</li> <li>4. Copy of 2/3<sup>rd</sup> consents of existing allottees needs to be submitted.</li> <li>5. Revised Environmental clearance needs to be submitted.</li> <li>6. Revised fire scheme needs to be submitted.</li> <li>7. Revised service plans and estimates needs to be submitted.</li> <li>8. Mutation needs to be submitted.</li> <li>9. Pert chart needs to be submitted.</li> <li>10. Draft Application form and Draft Allotment letter needs to be revised.</li> <li>11. Draft Builder buyer agreement and Draft Conveyance deed needs to be submitted.</li> <li>12. Mining permission needs to be submitted.</li> </ol> |
| <i>Ashish</i><br><b>Ashish Dubey</b><br>Chartered Accountant  | <i>Shashank</i><br><b>Shashank Sharma</b><br>Associate Engineer Executive  |
| <b>Day and Date of hearing</b>  | Monday and 01.04.2024  |
| <b>Proceeding recorded by</b>   | Ram Niwas  |
| <b>PROCEEDINGS OF THE DAY</b>   |  |
| <p>Proceedings dated: 01.04.2024.<br/>           Sh. Shashank Sharma, Engineer Executive briefed about the facts of the project.<br/>           Sh. Rahul Sharma (AR) is present on behalf of the promoter.<br/>           The AR states that 2/3<sup>rd</sup> consent of the existing allottees is not required in view of approval of phasing plan by DTCP and no sale/booking in respect of phase-II applied for registration has been made and the case is covered under the policy circulated vide memo no. Misc-862/2023/7/1/2023-2TCP/11689-91 dated 24.04.2023. The same be examined on file. Meanwhile, a public notice in two prominent newspapers shall be published by the promoter in view of approval of revised building plans and for objections if any from the allottees of existing licensed/registered project.<br/>           The matter to come up on 22.04.2024.</p> |  |
| <i>Sanjeev</i><br><b>(Sanjeev Kumar Arora)</b><br>Member, HARERA  | <i>Ashok</i><br><b>(Ashok Sangwan)</b><br>Member, HARERA   |
|   | <i>Vijay</i><br><b>(Vijay Kumar Goyal)</b><br>Member, HARERA   |
|   | <i>Arun</i><br><b>(Arun Kumar)</b><br>Chairman, HARERA   |

