

Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	GLS Courtyard	
2.	Name of the promoter	M/s GLS Infraprojects Pvt. Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 95, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	M/s GLS Infraprojects Pvt. Ltd., Smt Maya Devi and Sh. Rajender	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	10.07.2028	
10.	Online application ID	RERA-GRG-PROJ-1416-2023	
11.	License no.	103 of 2021 dated 08.12.2021 145 of 2023 dated 11.07.2023	Valid up to 07.12.2026 Valid upto 10.07.2028
12.	Total licensed area	3.8375 acres	Area to be registered 3.8375 acres (2.95625 acres already registered and 0.88125 acres applied)
13.	QPR status (RC no. 38 of 2022 dated 23.05.2022)	Submitted	
14.	4(2)(I)(D) reports status	Submitted	
15.	Other conditions of RC (para G)	N/A	
16.	4(2)(I)(C) compliance	N/A	
17.	Status of change of bank account	N/A	
18.	Details of proceedings pending against the project	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval 103 of 2021 dated 08.12.2021 145 of 2023 dated 11.07.2023	07.12.2026 10.07.2028
	ii)	Zoning Plan Approval	N/A
	iii)	Layout plan Approval Drg. No. DGTCP 9399 dated 12.07.2023	N/A
	iv)	Environmental Clearance	N/A
	v)	Architectural Control Sheet ZP-1536/PA(DK)/2024/11247 dated 02.04.2024	



	vi) Service plan and estimate approval	LC-4200-C/Asstt(RK)/2024/11284 dated 03.04.2024
20.	Fee details	
	Registration fee	23,294.68 * 1.5 * 20 = Rs 6,98,840/-
	Processing fee	23,294.68 * 10 = Rs 2,32,947/-
	Late fee	N/A
	Total	Rs 9,31,787/-
21.	DD amount	Rs 7,18,000/- Rs. 2,27,000/- Rs. 1,66,456/-
	DD no. and date	498269 dated 04.01.2022 500274 dated 21.08.2023 500279 dated 19.09.2023
	Name of the bank issuing	Yes Bank
	Fee paid for earlier registration and considered in this case	Rs 5,38,331/- (Only registration fee (5,38,331) considered after excluding processing fee (1,79,444) out of paid DD of amount Rs. 7,18,000/-)
	Fee paid at the time of this application	Rs. 2,27,000/-
	Total fee paid and considered	Rs 9,31,787/-
	Deficient amount	Nil
	Note: The fee has been calculated on total FAR as per revised layout plan after grant of additional license. The promoter had obtained the registration of earlier license area and now applied for registration of additional area and issue of combined registration certificate for complete area. Therefore, the registration fee paid at the time of earlier registration is considered after deducting processing fee from the paid amount at the time of earlier registration.	
22.	File Status	Date
	File received on	21.08.2023
	First notice Sent on	04.09.2023
	First hearing on	11.09.2023
	Second hearing on	16.10.2023
	Third hearing on	20.11.2023
	Fourth hearing on	18.12.2023
	Fifth hearing on	01.04.2024
	Sixth hearing on	15.04.2024
17.	Case History:-	
	Earlier, the promoter M/s GLS Infraprojects Pvt. Ltd. obtained the License no - 103 of 2021 dated 08.12.2021 from DTCP, Haryana and as a License Holder applied for the registration of real estate project namely "GLS Courtyard" located at Sector-95, Gurugram under section 4 of the Real Estate	

(Regulations and Development) Act, 2016 vide central receipt no. 27519 dated 10.01.2022 and RPIN-420. The Temp I.D. of REP – I (Part A-H) was RERA -GRG-PROJ-998-2022. The project area for registration was same as that of the licensed area i.e., 2.95625 acres. License no – 103 of 2021 dated 08.12.2021. Accordingly, the registration was granted to the project vide RC no. 38 of 2022 dated 23.05.2022 for area measuring 2.95625 acres which is valid upto 31.03.2025.

Now the promoter has obtained the additional license no. 145 of 2023 dated 11.07.2023 for area measuring 0.88125 acres and accordingly the layout plan had been revised for total area measuring 3.8375 acres.

Hence, the promoter M/s GLS Infraprojects Pvt Ltd who is a collaborator had applied for the registration of real estate project namely “GLS Courtyard” located at Sector-95, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 57557 dated 21.08.2023 and RPIN-638. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1416-2023. The project area for registration is same as that of the licensed area i.e., 0.88125 acres. License no – 145 of 2023 dated 11.07.2023 valid up to 10.07.2028 and also requested to grant the combined registration certificate for area measuring 3.8375 acres.

The promoter has submitted the affidavit stating that the promoter has not made any sale in the project. Accordingly, the consent of 2/3rd allottees is not required for revision in layout plan and the same is not sought from the promoter.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/638 dated 04.09.2023 was issued to the promoter with an opportunity of being heard on 11.09.2023.

On 11.09.2023, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. No reply has been submitted by the promoter company till 06.09.2023 against the deficiencies conveyed by the authority through notice dated 04.09.2023. 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.

The promoter has submitted the reply on 25.09.2023 which has been scrutinized and as per the directions of the authority the matter was fixed for hearing on 16.10.2023.

On 16.10.2023, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Ashish Drall (AR) and Sh. Pankaj Sharma are present on behalf of the promoter. The AR seeks three weeks time for submission of standard design of SCO sites along with rectification of remaining deficiencies. The matter to come up on 20.11.2023.

The promoter has submitted the reply on 16.10.2023 which has been scrutinized and the deficiencies conveyed to the promoter.

On 20.11.2023, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Ashish Drall, AR is present on behalf of the promoter and seeks three weeks' time to submit architectural control sheets /standard design which are under approval of the DTCP alongwith rectification of other deficiencies. Further, the report under section 4(2)(l)(d) in compliance of the earlier registration no. 38 of 2022 of the project is also to be submitted. Hence, the



above said information be submitted within a period of two weeks in the Authority. Matter to come up on 18.12.2023 for further proceedings.

On 18.12.2023, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. No reply has been submitted by the promoter company against the deficiencies conveyed by the authority during the last hearing dated 20.11.2023. 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.

A show cause notice dated 01.03.2024 was issued to the promoter as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016 against which no reply submitted by the promoter.

The promoter has submitted the reply on 27.03.2024 which has been scrutinized and the deficiencies conveyed to the promoter.

On 01.04.2024, Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project. Sh. Ashish Drall (AR) and Sh. Pankaj Sharma (AR) are present on behalf of the promoter and seeks one week time for submission of deficit documents and approval of DTCP regarding standard design & service plan estimates. Further the AR states that no 3rd party rights or any booking in respect of earlier licensed/registered project has been made and hence no consent of allottees is required and a public notice to this effect shall also be issued in two prominent newspapers one Hindi and one English inviting objections if any. The matter to come up on 15.04.2024.

A public notice was issued in two newspapers one Hindi and one English i.e., Danik Jagran and The Tribune dated 03.04.2024 inviting objections if any from any concerned regarding revision in layout plan. The last day of filing objections is 12.04.2024 and till date no objections received in the authority.

The promoter has revised the completion date at this time of registration from 31.03.2025 (already provided in earlier RC) to 10.07.2028 due to grant of additional license.

The promoter has submitted the reply on 05.04.2024 which has been scrutinized and the status of documents is mentioned below.

18.	Present compliance status as on 15.04.2024 of the deficiencies conveyed in the hearing dated 01.04.2024.	<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: Needs to be corrected 2 Online DPI needs to be corrected. Status: Needs to be corrected 3 Approved architectural control sheets needs to be submitted. Status: Submitted. Memo no. ZP-1536/PA(DK)/2024/11247 dated 02.04.2024. 4 Approved Service Plan and Estimates needs to be submitted. Status: Submitted. Vide memo no. LC-4200-C/Asstt(RK)/2024/11284 dated 03.04.2024.
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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.

Recommendation:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

(Ashish)
Chartered Accountant


(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 15.04.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

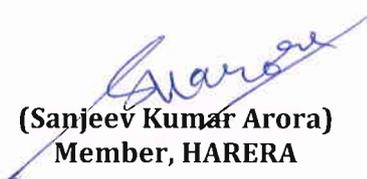
Proceedings dated: 15.04.2024.

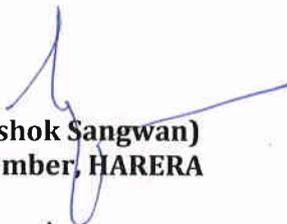
Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project.

Sh. Ashish Drall (AR) and Sh. Pankaj Sharma (AR) are present on behalf of the promoter.

The AR of the promoter states that they have obtained the additional license no. 145 of 2023 dated 11.07.2023 in addition to earlier license no. 103 of 2021 dated 08.12.2021, thereby total area of the project measuring 3.8375 acres. Earlier licensed area measuring 2.95625 acres vide license no. 103 of 2021 has already been registered with the authority vide RC no. 38 of 2022 dated 23.05.2022 and now the promoter applied for registration of the complete area of the project measuring 3.8375 acres. The AR of the promoter further states that the layout plan of the project has been revised and till date no third party rights have been created in the project and a public notice regarding revision in the layout plan has already been published in two newspapers one Hindi and one English i.e., Danik Jagran and The Tribune dated 03.04.2024.

In view of the above, the authority decides to grant the registration of the project area measuring 3.8375 acres and the earlier registration of the project area measuring 2.95625 acres vide RC no. 38 of 2022 stand subsumed in this registration.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA

