

BPTP The Oasis at Astaire Garden
RERA-GRG-PROJ-1530-2024

Hearing brief for project registration u/s 4

S.No.	Particulars	Details
1.	Name of the project	BPTP The Oasis at Astaire Garden
2.	Name of the promoter	M/s Countrywide Promoters Pvt Ltd
3.	Nature of the project	Commercial Plotted Colony (Distinct Commercial Component of Residential Plotted Colony)
4.	Location of the project	Sector-70A, Gurugram
5.	Legal capacity to act as a promoter	Collaborator
6.	Name of license holder	M/s Countrywide Promoters Pvt Ltd and others
7.	Status of project	New
8.	Whether registration applied for whole/phase	Whole Project
9.	Completion date as mentioned in REP-II	31.12.2027
10.	Online application ID	RERA-GRG-PROJ-1530-2024
11.	QPR Compliances (RC 55 of 2021 dated 21.09.2021)	Submitted upto March 2024
12.	4(2)(i)(D) Compliances (RC 55 of 2021)	Submitted
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	No
16.	RC Conditions Compliances (RC 55 of 2021)	Submission of approved revised SPB, zoning plan and EC (due date 21.12.2021) - Promoter obtained all approvals beyond due date and updated in quarterly compliances.
17.	License no.	15 of 2011 dated 07.03.2011 valid upto 06.03.2024
18.	Total licensed area	97.9813 acres Area to be registered 0.738 acres
19.	Statutory approvals either applied for or obtained prior to registration	
S.No	Particulars	Date of approval
i)	License Approval	15 of 2011 dated 07.03.2011 62 of 2021 dated 01.09.2021 06.03.2024 (Expired) 31.08.2026
ii)	Zoning Approval	DRG No. DGTCP-9003 dated 10.02.2023
iii)	Layout Approval	DRG No. DTCP-7886 dated 01.09.2021
iv)	Environmental Clearance	SEIAA/HR/2023/335 dated 30.06.2023 (For Residential Plotted Colony)
		N/A
		N/A
		N/A
		Validity up to

v)	Architectural Control Sheet	ZP-745-Vol-II/JD(RA)/2024/499 dated 04.01.2024
	Service plan and estimate approval	Memo. No. LC 2447-G/JE(SK)/2022/20534 dated 15.07.2022 (For Residential Plotted Colony)

20.	Fee details		
	Registration fee	4480.79 * 1.5 * 20 = Rs 1,34,423/-	
	Processing fee	4480.79 * 10 = Rs 44,808/-	
	Late fee	N/A	
	Total	Rs 1,79,231/-	
	DD amount	Rs. 1,34,423/- Rs. 44,808/-	
	DD no. and date	392439 dated 12.01.2024 392440 dated 12.01.2024	
21.	Name of the bank issuing		
	IndusInd Bank		
	Deficient amount		
22.	File Status	Date	
	File received on	24.01.2024	
	First hearing on	12.02.2024	
	First notice Sent on	22.02.2024	
	Second hearing on	04.03.2024	
	Third hearing on	01.04.2024	
	Fourth hearing on	13.05.2024	
	Fifth hearing on	24.06.2024	
	Sixth hearing on	15.07.2024	
	Seventh hearing on	09.09.2024	
	Eighth hearing on	04.11.2024	
	Ninth hearing on	02.12.2024	
23.	Case History:-		
	The promoter M/s Countrywide Promoters Pvt Ltd who is a collaborator had applied for the registration of real estate project namely "BPTP The Oasis at Astaire Garden" located at Sector-70A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 65207 dated 24.01.2024 and RPN-703. The Temp I.D. of RFP - I (Part A-H) is RERA - GRG-PROJ-1530-2024. The project area for registration is 0.738 acres out of the licensed area i.e., 97.9813 acres. License no - 15 of 2011 dated 07.03.2011 valid upto 06.03.2024 and 62 of 2021 dated 01.09.2021 valid upto 31.08.2026. The current application for registration is distinct commercial component of residential plotted colony registered vide RC no. 55 of 2021 dated 21.09.2021 valid upto 31.08.2026. The application for registration was scrutinized and 1st deficiency notice is to be issued to the promoter. An opportunity of being heard is scheduled on 12.02.2024. On 12.02.2024, Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project. The application submitted by the promoter has been scrutinized by the concerned official, but the deficiency notice has not been dispatched till date. Therefore, in view of the same the matter is adjourned, and the concerned official is directed to dispatch the notice. The next date of hearing will be conveyed after submission of reply of deficiencies.		

As per the directions of the authority the deficiency notice vide no. HARERA/GCM/RPIN/703 dated 22.02.2024 was issued to the promoter with opportunity of hearing scheduled on 04.03.2024.

The promoter has submitted reply on 28.02.2024 which is scrutinized and the deficiencies are conveyed to the promoter.

On 04.03.2024, Sh. Sumet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project. Sh. Rahul Sharma (AR) is present on behalf of the promoter. The validity of license is going to expire on 06.03.2024 in respect of license No. 15 of 2011 and the promoter is advised to first get the renewal of license before considering the application for registration. The AR seeks one month time. The matter to come up on 01.04.2024.

On 01.04.2024, Sh. Sumet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project. Sh. Rahul Sharma (AR) is present on behalf of the promoter. The AR states that application for renewal of license has been submitted to DTCF along with the renewal fees and seeks four weeks' time for submission of revalidated license along with other deficit documents. The matter to come up on 13.05.2024.

On 13.05.2024, Sh. Sumet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project. None is present on behalf of the promoter. However, an email request has been received for providing three weeks' time to get the renewal of license done. The same is allowed. The director/CEO/Project-Incharge of the promoter company is directed to be present along with the authorized representative of the landowner companies along with board resolution on the next date of hearing. The matter to come up on 24.06.2024.

On 24.06.2024, The matter is adjourned and to come up on 15.07.2024. The promoter has submitted reply on 20.06.2024 which is scrutinized and deficiencies conveyed to the promoter.

On 15.07.2024, The matter is adjourned and to come up on 09.09.2024. On 09.09.2024, The matter is adjourned and to come up on 04.11.2024. On 04.11.2024, The matter is adjourned and to come up on 02.12.2024

The status of the documents is mentioned below:

24.	Present compliance status as on 02.12.2024 of the deficiencies conveyed in the hearing dated 15.07.2024	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 Status: Submitted but needs to be corrected 3 Status: Submitted but needs to be corrected 4 Land title search report needs to be revised. 5 Status: Needs to be revised. 6 Cash flow statement need to be clarified.
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Remarks	
7 RFP II needs to be revised as project cost mentioned are not in line with details in other sections. Status: Submitted 8 Status: Not provided Project report needs to be revised. Status: Submitted 9 CHG form of ROC needs to be provided. Status: Submitted 10 Arrangements of source of funds from financial institutions needs to be revised. Status: Submitted	
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. Online DPI needs to be corrected. Copy of renewed license no. 15 of 2011 dated 07.03.2011 needs to be submitted. Land title search report needs to be revised. RFP II needs to be revised as project cost mentioned are not in line with details in other sections.	

Ashish
(Ashish)
Chartered Accountant

Sumet
(Sumet)
Engineering Officer

Day and Date of hearing	Monday and 02.12.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 02.12.2024.

Sh. Sumet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project.
Sh. Rahul Sharma (AR) is present on behalf of the promoter.
The promoter has not submitted the renewed license and other deficit documents till date despite granting multiple opportunities.
In view of the above, a show cause notice be issued to the promoter as to why the application for registration of project under section 4 of the Act, 2016 may not be rejected.
The matter to come up on 13.01.2025.

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA

Arun Kumar
(Arun Kumar)
Chairman, HARERA

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA