

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Prime Residences	
2.	Name of the promoter	M/s Countryside Properties Pvt. Ltd.	
3.	Nature of the project	Residential Floors	
4.	Location of the project	Village- Maidawas, Sector- 65, Gurugram	
5.	Legal capacity to act as a promoter	Licensee	
6.	Name of the license holder	M/s Countryside Properties Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1750-2024	
10.	License no.	10 of 2022 dated 31.01.2022	valid up to 30.01.2027
11.	Total licensed area	5 acres	Area to be registered 2.184 acres
12.	Projected completion date	30.12.2029	
13.	QPR Compliances (if applicable)	RC no. 52 of 2022 – Submitted upto Sep 2024.	
14.	4(2)(I)(D) Compliances (if applicable)	RC no. 52 of 2022- Submitted	
15.	4(2)(I)(C) Compliances (if applicable)	N/A	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	RC Conditions Compliances (if applicable)	Approved Zoning Plan-Submitted within time Approved Service plans and estimates- Submitted within time	
19.	Estimated cost of the project	Rs. 378.93 Crs.	
20.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
			Validity upto
	i)	License Approval	10 of 2022 dated 31.01.2022
			30.01.2027
	ii)	Zoning Plan Approval	Drg. No. 9030 dated 22.02.2023
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	iii)	Building plan Approval	Under Self certification policy dated 22.10.2024
			21.10.2026
	iv)	Environmental Clearance	SEIAA/HR/2022/137 dated 25.06.2022
			24.06.2032
	v)	Airport height clearance	N/A (Height is less than 30 mtrs.)



	vi)	Fire scheme approval	N/A (Height is less than 15 mtrs.)
	vii)	Service plan and estimate approval	LC-4552/PA(SK)/2024/13564 dated 24.05.2022
21.	Fee Details		
	Registration Fee		Residential – 23334.68*2.64*10=₹6,16,036/-
	Processing Fee		23334.68*10=₹2,33,347/-
	Late Fee		N/A
	Total Fee		₹8,49,383/-
22.	DD amount		₹ 5,00,000/- ₹3,49,383/-
	DD no. and date		664490 dated 06.11.2024 241211211726528 dated 11.12.2024
	Name of the bank issuing		Kotak Mahindra Bank
	Deficient amount		Nil
23.	File Status		Date
	File received on		06.11.2024
	First notice Sent on		10.12.2024
	First hearing on		16.12.2024
	First reply submitted on		13.12.2024
	Second reply submitted on		18.12.2024
24.	Case History:		
	<p>The Promoter M/s Countryside Properties Pvt. Ltd. who is a license owner applied for the registration of real estate residential floors project namely “Prime Residences” located Village- Maidawas, Sector-65, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 81988 dated 06.11.2024 and RPIN-824. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1750-2024. The project area for registration is 2.184 acres but the licensed area i.e., 5 acres granted under License no -10 of 2022 dated 31.01.2022 valid up to 30.01.2027.</p> <p>The DTCP has granted license no. 10 of 2022 dated 31.01.2022 admeasuring 5 acres for the development of Affordable Plotted Colony over a total area admeasuring 5 acres in Village- Maidawas, Sector- 65, Gurugram.</p> <p>The total area admeasuring 5 acres was registered vide registration number 52 of 2022 dated 27.06.2022 which is valid upto 31.01.2026.</p> <p>The application submitted consist of residential floors on 62 plots out of which 11 plots are frozen as per the approved layout plan by DTCP, Haryana.</p> <p>The application for registration of residential floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/824 dated 10.12.2024 was issued to the promoter with an opportunity of being heard on 16.12.2024.</p> <p>Proceeding dated 16.12.2024</p> <p>The matter is adjourned to 30.12.2024.</p>		



<p>25. Present compliance status as on 30.12.2024 of deficient documents conveyed vide notice dated 10.12.2024</p>	<ol style="list-style-type: none">1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status:- Not Done2. Corrections in detailed project information needs to be done. Status:- Not Done3. Deficit fee ₹3,49,383/- need to be submitted. Status:- Submitted4. As per approved layout plan, the residential floors proposed on the plots are frozen by DTCP, Haryana. Hence, it needs to clarify how the promoter will sell, market and book the proposed unit on frozen plot. Status:- De-mortgage Letter dated 03.12.2024 issued by DTCP, Haryana stating that 10% saleable area in lieu of bank guarantee of EDC is demortgage. Still the 3 plots are freeze out of 11 plots.5. Pert Chart needs to be submitted. Status:- Submitted6. REP-II needs to be revised. Status:- Revised7. Project report need to be revised. Status:- Revised8. Allottee related documents like Application form, Allotment letter, Builder Buyer agreement, conveyance deed and payment receipt needs to be revised. Status:- Revised9. Draft Brochure and advertisement documents needs to be submitted. Status:- Submitted10. Details of inventory plot wise needs to be submitted. Status:- Submitted11. Clarification needs to be submitted for name of project, as per REP II project name is Prime Residences whereas per DPI it is mentioned as Countryside Residences. Status:- Revised DPI submitted12. Clarification needs to be submitted as EDC, IDC, IDW and Cess not mentioned in DPI. Status:- Promoter states that IDC & IDW cost are already captured in the registered project i.e., country side residences “residential plotted colony “and EDC, Cess cost mentioned in the column of approval for renewable cost in DPI.13. Cost of land amounts to Rs 7434.27 lakhs needs to be clarified according to area applied i.e. 2.1840 acres for registration. Status:- Submitted14. Non-encumbrance certificate dated 15.10.2024 needs to be submitted in Original. Original CA certificate for Net worth dated 29.10.2024 of promoter needs to be submitted. Status:- Submitted15. Project report needs to be revised as costing details do not match with DPI. REP II needs to be revised as OC date is missing. Status:- Submitted16. CA certificate for expenditure incurred and to be incurred needs to be revised.
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		<p>Status:- Submitted</p> <p>17. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised as project cost does not match with DPI.</p> <p>Status:- Submitted</p> <p>18. Bank Undertaking needs to be revised.</p> <p>Status:- Submitted</p> <p>19. Statement of quarterly expenditure, quarterly net cash flow statement and statement of quarterly source of funds needs to be submitted.</p> <p>Status:- Submitted</p>
26.	Remarks	<p>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).</p> <p>2. Corrections in detailed project information needs to be done.</p> <p>3. As per approved layout plan, the residential floors proposed on the plots are frozen by DTCP, Haryana. Hence, it needs to clarify how the promoter will sell, market and book the proposed unit on frozen plot.</p>

Recommendation:-

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 and 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, REP-I (A to H) and point no.3 at remarks.

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

Ashish

Ashish Dubey
Chartered Accountant

Prachi

Prachi Singh
Planning Executive

Day and Date of hearing

Monday and 30.12.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. Rakesh Malhotra (AK), Sh. Vijay Bhonsle (AR) and Sh. Om Singh (Advocate) are present on behalf of the promoter.

Approved as proposed subject to deletion of the plots which are still frozen by DTCP and rectification of other deficiencies.

On leave

(Ashok Sangwan)
Member, HARERA

V.1-3

(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar

(Arun Kumar)
Chairman, HARERA