

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

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 SPE, zoning plan and EC (due date 21.12.2021) - Promoter obtained all approvals beyond due date and updated in quarterly compliances.
17.	Total project cost	13.12 cr
18.	Expenditure incurred	8.09 cr
19.	Expenditure to be incurred	5.03 cr
20.	License no.	15 of 2011 dated 07.03.2011 62 of 2021 dated 01.09.2021
		valid upto 06.03.2024 valid upto 31.08.2026
21.	Total licensed area	97.9813 acres
		Area to be registered
		0.738 acres
22.	Statutory approvals either applied for or obtained prior to registration	
	S.No	Particulars
		Date of approval
		Validity up to
	i)	License Approval
		15 of 2011 dated 07.03.2011
		06.03.2024 (Expired)

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, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



		62 of 2021 dated 01.09.2021	31.08.2026
ii)	Zoning Approval Plan	DRG No. DGTCP-9003 dated 10.02.2023	N/A
iii)	Layout Approval plan	DRG No. DTCP-7886 dated 01.09.2021 (For Residential Plotted Colony)	N/A
iv)	Environmental Clearance	SEIAA/HR/2023/335 dated 30.06.2023 (For Residential Plotted Colony)	N/A
v)	Architectural Control Sheet	ZP-745-Vol-II/JD(RA)/2024/499 dated 04.01.2024	
vi)	Service plan and estimate approval	Memo. No. LC 2447-G/JE(SK)/2022/20534 dated 15.07.2022 (For Residential Plotted Colony)	
23.	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/-	
24.	DD amount	Rs. 1,34,423/- Rs. 44,808/-	
	DD no. and date	392439 dated 12.01.2024 392440 dated 12.01.2024	
	Name of the bank issuing	IndusInd Bank	
	Deficient amount	Nil	
25.	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	
	Tenth hearing on	13.01.2025	
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 RPIN-703. The Temp I.D. of REP -	



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/GGM/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. Sumeet, 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. Sumeet, 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 DTCP 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. Sumeet, 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

On 02.12.2024 Sh. Sumeet, 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.

A show cause notice dated 18.12.2024 was issued to the promoter.

The status of the documents is mentioned below:

24.	Present compliance status as on 13.01.2025 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. Status: Submitted but needs to be corrected
		2	Online DPI needs to be corrected. Status: Submitted but needs to be corrected
		3	Copy of renewed license no. 15 of 2011 dated 07.03.2011 needs to be submitted. Status: Not submitted. Promoter applied for renewal on 28.03.2024.
		4	Land title search report needs to be revised. Status: Needs to be revised.
		5	Quarterly schedule of estimated expenditure needs to be provided. Status: Submitted
		6	Cash flow statement need to be clarified. Status: Submitted
		7	REP II needs to be revised as project cost mentioned are not in line with details in other sections. Status: Not provided
		8	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 revised. Status: Submitted
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.



**HARERA
GURUGRAM**

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- 3 Copy of renewed license no. 15 of 2011 dated 07.03.2011 needs to be submitted.
- 4 Land title search report needs to be revised.
- 5 REP II needs to be revised as project cost mentioned are not in line with details in other sections.

Ashish
(Ashish)

Chartered Accountant

Sumeet
(Sumeet)

Engineering Officer

Day and Date of hearing

Monday and 13.01.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 13.01.2025.

Sh. Sumeet, 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 and states that the application for registration of project is being withdrawn as license of the Residential Plotted Colony is not yet renewed and matter is pending in the Hon'ble High Court on the issue of license renewal fee.

The application of withdrawal is allowed. The registration fee submitted by the promoter be returned and processing fee be forfeited.

on leave
(Ashok Sangwan)
Member, HARERA

V.1 - 3
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar
(Arun Kumar)
Chairman, HARERA

