

Project – Gaia Residences @ Amstoria 102
RERA-GRG-1959-2025
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Gaia Residences @ Amstoria 102		
2.	Name of the promoter	M/s BPTP Ltd. (M/s Countrywide Promoters Pvt. Ltd. has been amalgamated with M/s BPTP Ltd.)		
3.	Nature of the project	Group Housing		
4.	Nature of the phase	Group Housing		
5.	Location of the project	Sector- 102, Gurugram		
6.	Legal capacity to act as a promoter	(Collaborator)		
7.	Name of the license holder	M/s Mega Infraprojects Pvt. Ltd. and others		
8.	Status of project	New		
9.	Whether registration applied for whole	Phase		
	Phase no.	2		
10.	Online application ID	RERA-GRG-PROJ-1959-2025		
11.	License no.	123 of 2014 dated 22.08.2014.		valid up to 21.08.2029
12.	Total licensed area	12.05 acres	Area to be registered	1.6838 acres
13.	Projected completion date	OC – 31.07.2032 CC – 31.12.2032		
14.	QPR Compliances (if applicable)	RC 13 of 2025 – N/A		
15.	4(2)(I)(D) Compliances (if applicable)	RC 13 of 2025 – N/A		
16.	4(2)(I)(C) Compliances (if applicable)	RC 13 of 2025 – N/A		
17.	Status of change of bank account	N/A		
18.	Details of proceedings pending against the project	RC 13 of 2025 –N/A		
19.	RC Conditions Compliances (if applicable)	RC 13 of 2025 – Approved Service Plan & Estimates within four months i.e., upto 04.06.2025- Not Submitted. Environment Clearance within four months i.e., upto 04.06.2025 – Not Submitted. Fire Scheme approval within four months i.e., upto 04.06.2025 – Not Submitted. Mining Permission before commencement of construction - Not Submitted.		



20.	Total Project cost		Rs 965.19/- crores	
21.	Project Expenditure So far		Rs 45.01/- crores	
22.	Estimates expenditure for completion so far		Rs 920.18/- crores	
23.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	123 of 2014 dated 22.08.2014.	21.08.2029
	ii)	Zoning Plan Approval	Drg. No. DTCP 10578 dated 18.11.2024	
	iii)	Building plan Approval	ZP-1025-II/SD(RD) /2025/19414 dated 23.05.2025	22.05.2030
	iv)	Environmental Clearance	Applied on 02.12.2024	
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2024/11 1/385-88 dated 16.02.2024	15.02.2032
	vi)	Fire scheme approval	Not Submitted.	
	vii)	Service plan and estimate approval	Not Submitted.	
24.	Fee Details			
	Registration Fee		Resi- 75,052.781 * 4.46 * 10 = Rs 33,47,354/- Comm – 208.279 * 4.46 * 20 = Rs 18,578/- Total = Rs 33,65,932/-	
	Processing Fee		75,261.06 * 10 = Rs 7,52,611/-	
	Late Fee		N/A (As the building plans approved on 23.05.2025)	
	Total Fee		Rs 41,18,543/-	
25.	DD/RTGS amount		Rs 38,65,178/- Rs 7,50,528/-	
	DD/RTGS no. and date		513532 dated 26.05.2025. 513531 dated 26.05.2025.	
	Name of the bank issuing		ICICI Bank	
	Deficient amount		NIL	
26.	File Status		Date	
	File received on		26.05.2025	
	First notice Sent on		16.06.2025	
	First hearing on		23.06.2025	
27.	Case History:			



The promoter M/s BPTP Ltd. (formerly M/s Countrywide Promoters Pvt. Ltd. which amalgamated with M/s BPTP Ltd.) who is a collaborator with the license holders M/s Mega Infraprojects Pvt. Ltd., M/s Saraswatikunj Infrastructure Pvt. Ltd., M/s Merit Marketing Pvt. Ltd. & M/s Visual Builders Pvt. Ltd. applied for the registration of group housing colony namely “Gaia Residences @ Amstoria 102” located at sector 102, Gurugram under Section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 92208 dated 26.05.2025 and RPIN- 849. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1959-2025.

The project area for registration is 1.6838 acres out of total licensed area 12.05 acres under the license no. 123 of 2014 dated 22.08.2014.

The license has been obtained for the development of the group housing colony having an area 12.05 acres. The phasing plan has been approved by the DTCP, Haryana vide no. DTCP 10799 dated 23.01.2025.

The project is to be developed in 3 phases and the phasing has been done by DTCP, Haryana vide no. ZP-1025-Loose/SD(RD)/2025/2979 dated 23.01.2025.

Phase 1 – 9.4292 acres (Registered vide RC no. 13 of 2025 dated 05.02.2025 which is valid upto 14.12.2031.

Phase 2 – 4.6838 acres (Applied for registration)

Phase 3 – 0.937 acres (Shown as future development)

The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/849 dated 16.06.2025 was issued to the promoter with an opportunity of being heard on 23.06.2025.

The promoter has submitted a reply on 16.06.2025 which was scrutinized and the status of the documents is mentioned below:

The promoter has submitted the reply on 16.06.2025 and 18.06.2025 wherein the copy of the public notice published in three newspapers i.e., The Tribune (English), Hindustan Times (English) and Hindustan (Hindi) dated 03.06.2025 for objection till 18.06.2025 has been submitted alongwith the reply to deficiencies which were scrutinized and the status of documents is mentioned below.

No objection has been received with respect to the public notice dated 03.06.2025.

28.	Present compliance status as on 23.06.2025 of deficient documents conveyed vide notice dated 16.06.2025.	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted. 2. Online DPI needs to be corrected. Status: Not Submitted. 3. Environment Clearance needs to be submitted. Status: Applied. The promoter has submitted the DD vide no. 588857 dated 06.06.2025 amounting to Rs 25 lakhs as a security amount for submission of the Environment Clearance. 4. Fire Scheme approval needs to be submitted. If applied than copy of same needs to be submitted.
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		<p>Status: Applied on 06.06.2025, receipt attached. The promoter has submitted the DD vide no. 588858 dated 06.06.2025 amounting to Rs 25 lakhs as a security amount for submission of the Fire Scheme approval.</p> <p>5. Approved Service plan and estimates needs to be submitted. If applied than copy of same needs to be submitted.</p> <p>Status: Applied on 06.06.2025, receipt attached. The promoter has submitted the DD vide no. 588859 dated 06.06.2025 amounting to Rs 25 lakhs as a security amount for submission of approved service plan and estimates.</p> <p>6. Land title search report based on the latest jamabandi after incorporating bar enrolment number needs to be submitted.</p> <p>Status: Submitted.</p> <p>7. Mining permission needs to be submitted.</p> <p>Status: The promoter has submitted an undertaking that they will obtain the mining permission before start of excavation work.</p> <p>8. Draft brochure needs to be revised.</p> <p>Status: Submitted but needs to be revised.</p> <p>9. Cost of the land amounts to Rs 285.59 lakhs needs to be clarified according to the area applied for the registration is 1.6838 acres. Board resolution of the Mega Infra Projects Pvt Ltd needs to be submitted along with KYC of authorized signatory.</p> <p>Status: Submitted.</p> <p>10. Clarification needs to be submitted as taxes and cess not mentioned in DPI. Details of financial resources from other sources mentioned in DPI amounts to Rs 4501.44 lakhs needs to be submitted.</p> <p>Status: Submitted. Promoter states that taxes and cess are included in the construction cost.</p> <p>11. Following Original CA Certificate needs to be submitted: CA Certificate of REP-1 (A-H) dated 25.05.2025, CA Certificate of expenditure incurred and to be incurred dated 25.05.2025 needs to be revised as costing details do not match with DPI, CA Certificate of net worth of promoter on latest date and CA Certificate of non-default dated 25.05.2025.</p> <p>Status: Submitted.</p> <p>12. Original Bank Undertaking needs to be submitted.</p> <p>Status: Submitted.</p> <p>13. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 along with KYC of authorize signatories needs to be submitted. Affidavit of promoter regarding arrangement with the master account under 4(2)(I)(D) needs to be submitted.</p>
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		<p>Status: Submitted.</p> <p>14. Promoter affidavit for no loan on the project and Charge Form (CHG) uploaded on ROC website needs to be submitted.</p> <p>Status: Submitted.</p> <p>15. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted.</p> <p>Status: Submitted.</p> <p>16. Board Resolution authorizing the company to enter into a scheme of merger and amalgamation and Form No. INC-28 uploaded on ROC website needs to be submitted.</p> <p>Status: Submitted.</p>
29.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Environment Clearance needs to be submitted. Status: Applied. The promoter has submitted the DD vide no. 588857 dated 06.06.2025 amounting to Rs 25 lakhs as a security amount for submission of the Environment Clearance.</p> <p>4. Fire Scheme approval needs to be submitted. If applied than copy of same needs to be submitted. Status: Applied on 06.06.2025, receipt attached. The promoter has submitted the DD vide no. 588858 dated 06.06.2025 amounting to Rs 25 lakhs as a security amount for submission of the Fire Scheme approval.</p> <p>5. Approved Service plan and estimates needs to be submitted. If applied than copy of same needs to be submitted. Status: Applied on 06.06.2025, receipt attached. The promoter has submitted the DD vide no. 588859 dated 06.06.2025 amounting to Rs 25 lakhs as a security amount for submission of approved service plan and estimates.</p> <p>6. Mining permission needs to be submitted. Status: The promoter has submitted an undertaking that they will obtain the mining permission before start of excavation work.</p> <p>7. Draft brochure needs to be revised.</p>

Recommendations:

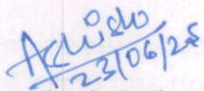
The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Approved Environment Clearance, Fire Scheme approval, Approved Service plan and Estimates and the documents mentioned above.

The promoter has submitted three DD vide no. 588857, 588858 and 588859 dated 06.06.2025 amounting to Rs 25 lakhs each as a security amount for submission of Approved Environment

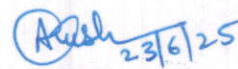
Clearance, Fire Scheme approval, Approved Service plan and Estimates within 4 months from the grant of registration.

No objection has been received in the Authority from any allottee in respect of public notice dated 03.06.2025.

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


Ashish Dubey

Chartered Accountant


Ashish Kush

Planning Executive

Day and Date of hearing	Monday and 23.06.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 23.06.2025

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Rahul Sharma (AR) is present on behalf of the promoter.

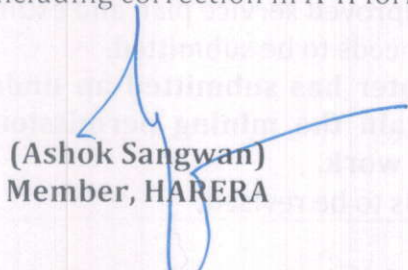
Meanwhile, the project site was visited by the concerned PE and it is observed that the site has approach from service road of Dwarka Expressway.


The promoter has submitted three DD vide no. 588857, 588858 and 588859 dated 06.06.2025 amounting to Rs 25 lakhs each as a security amount for submission of Approved Environment Clearance, Fire Scheme approval, Approved Service plan and Estimates within 4 months from the grant of registration.

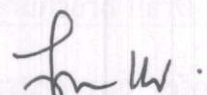
Approved as proposed subject to rectification of deficiencies mentioned above.

The promoter shall submit the Approved Environment Clearance, Fire Scheme approval and Approved Service Plans and Estimates within a period of four months from the date of grant of registration certificate and Mining permission before start of excavation work.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form, Online DPI.


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA