Wal Street
RERA-GRG-1982-2025

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
1.	Name of the project	Wal street 73		
2.	Name of the promoter	M/s Evfyme Technologies Pvt. Ltd.		
3.	Nature of the project	Commercial Plotted Colony (SCO)		
4.	Location of the project	Sector-73, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of license holder	Sh. Ratti Ram S/o Sh. Shish Ram		
7.	Status of project	Ongoing		
8.	RERA Registration No.	102 of 2022		
9.	Validity of Registration Certificate	Valid From 21.11.2022	31.03.2025	
10.	Date of receipt of application for extension	13.06.2025		
11.	Whether extension of registration applied for whole/phase	Whole Project		
12.	Extension applied till	30.03.2025		
13.	Online extension ID	RERA-GRG-PROJ-1073-2022		
14.	Registration Temp ID	RERA-GRG-PROJ-1982-2025		
15.	QPR status	For RC No. 102 of 2022: QPR Submitted till march 2025: Pending for April- June 2025		
16.	4(2)(l)(D) reports status	For RC No. 102 of 2022: For FY 2022- 2023 & FY 2023- 2024 not submitted		
17.	Other conditions of RC	No conditions were imposed		
18.	4(2)(l)(C) compliance	Applied u/s 6		
19.	Status of change of bank account	No application received		
20.	Details of proceedings pending against the project	RERA-GRG-3759-2025– SCN u/s 4(2)(l)(C)- Status: Applied under section 6		
21.	Total project cost	Rs.57.01 Cr.		
22.	Cost incurred	Rs.48.01 Cr.		
23.	Cost to be incurred	Rs.9.00 Cr.		
24.	License no.	14 of 2022 dated 24.02.2022	valid upto 23.02.2027	
25.	Total licensed area	2.8250 acres	Area for extension of registration	2.8250 acres

26.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	14 of 2022 dated 24.02.2022	23.02.2027
	ii)	Layout plan approval	Drg. No.8169 dated 24.02.2022	-

	iii)	Architectural Control Sheet	ZP-1623/JD(RA)/2022/34828 dated 21.11.2022	-
	iv)	Environmental Clearance	Not applicable	-
	v)	Airport height clearance	Not applicable	-
	vi)	Fire scheme approval	Not applicable	
	vii)	Service plans and estimates approval	LC-4543/JE(VA)/2022/15733 dated 06.06.2022	
27.	Reasons for delay		Not Submitted	
28.	Fee details			
	Registration fee		17148.537 x 1.5 x 20 = Rs 5,14,456/-	
	Late Fee		N/A	
	Processing fee		17148.537 * 10= Rs 1,71,485/-	
	Total Fee		**Rs 6,85,941/-**	
	Extension Fee (Half of Registration fee)		5,14,456/2= Rs 2,57,228/-	
	Processing fee		17148.537 * 10= Rs 1,71,485/-	
	Late fee		300% of extension fees = Rs 7,71,684/-	
	Total fee		**Rs 12,00,397/-**	
	Total fee (Registration + Extension)		**Rs 18,86,338/-**	
29.	DD amount submitted at the time of registration		Rs 3,55,000/- Rs 3,30,943/-	
	DD no. and date for registration		001624 dated 06.06.2022 001668 dated 08.08.2022	
	Name of the bank issuing		Axis Bank	
	DD Amount submitted for extension		Rs 2,57,500/- Rs 1,71,500/-	
	DD/RTGS no. and date for extension		892890 dated 12.06.2025 892891 dated 12.06.2025	
	Name of the bank issuing		DCB Bank	
	Total fee paid		Rs 11,14,943/-	
	Deficient amount		Rs 7,71,395/-	
30.	File Status		Date	
	File received on		13.06.2025	
	1st hearing on		07.07.2025	
	First notice Sent on		08.07.2025	
	2nd hearing on		21.07.2025	
	3rd hearing on		11.08.2025	
25.	Case History: -			
	The Promoter M/s Evfyme Technologies Pvt. Ltd. applied for the extension of registration of real estate project namely "Wal Street 73" located at Sector-73, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 92995 dated 1306.2025 and EPIN-155. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1982-2025. The total project area			

	for the extension of registration is 2.8250 acres part of vide license no – 14 of 2022 dated 24.02.2022 valid upto 23.02.2027 The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/155 dated 13.06.2025 was issued to the promoter with an opportunity of being heard on 07.07.2025. **The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 02.07.2025 namely Dainik Tribune, The Times of India & The Tribune. Whereas, no objection has been received till 15.07.2025.** **On 07.07.2025,** The matter is adjourned and to come up on 21.07.2025. **On 21.07.2025**, The matter is adjourned and to come up on 11.08.2025. The status of the documents is mentioned below:	
26.	**Present compliance status as on 11.08.2025 of deficit documents as conveyed in deficiency notice issued on 08.07.2025.**	1. Deficit Fee – Rs 7,71,395/-needs to be submitted. **Status: Submitted vide DD no. 892944 dated 17.07.2025.** 2. Correction in REP-V form needs to be submitted along with the requisite documents. **Status: Not submitted** 3. Copy of LOI, LC IV and LC IV B duly stamped and signed by the Director, Town and Country Planning Haryana for license no. 14 of 2022 needs to be submitted. **Status: Submitted** 4. Approved Layout plan on A1 size sheet (laminated) needs to be submitted. **Status: Submitted** 5. Approved Demarcation plan on A1 size sheet (laminated) needs to be submitted. **Status: Submitted** 6. Approved plans of architectural control sheet on A1 size sheet (laminated) needs to be submitted. **Status: Not submitted** 7. Copy of super imposed demarcation plan on the approved layout plan needs to be submitted. **Status: Submitted** 8. Corrections in online DPI needs to be done. **Status: Not submitted** 9. Original registration certificate needs to be submitted. **Status: Not submitted** 10. Registered irrevocable GPA/ SPA needs to be submitted. **Status: Submitted** 11. A list of units allocated to the landowner and developer in accordance with the collaboration agreement duly signed by

		both the parties and marked on the approved layout plan needs to be submitted. **Status: Submitted** 12. Booking list of commercial plots sold to the allottees as on date of the application applied for extension which includes name of the allottees, plot no., plot area, date of booking, average rate, and total consideration (including paid amount and balance amount) needs to be submitted. **Status: Submitted, but needs to be revised.** 13. List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. **Status: Submitted, but needs to be revised.** 14. An explanatory note setting out the reasons for delay in completion of the project along with photographs of the site needs to be submitted. Supporting documents for reasons for delay of the project is also needs to be submitted. **Status: Not submitted** 15. Copy of mutation, jamabandi and aks shijra duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted. **Status: Submitted** 16. Copy of approved service plans and estimates booklet needs to be submitted. **Status: Estimates booklet submitted, whereas, plan for the same is not submitted** 17. Approval NOC from agency for connecting external service like water supply, storm water drainage, sewerage and road access needs to be submitted. **Status: Submitted** 18. Information to revenue department regarding entry of license in the revenue record needs to be submitted. **Status: Submitted** 19. REP-II needs to be revised. **Status: Submitted, but needs to be revised.** 20. Latest Land title search report for 30 years with bar enrolment no. of Advocated needs to be submitted. **Status: Submitted** 21. NCZ, tree cutting permission, Forest land diversion and powerline shifting NOC if applicable, needs to be submitted. **Status: Not submitted**

		22. Approved Electrical load availability connection needs to be submitted. **Status: Submitted** 23. PERT Chart specifying date of completion needs to be submitted. **Status: Not submitted** 24. Project report along with brochure of current project and project photos needs to be submitted. **Status: Not submitted** 25. Copy of draft application form, allotment Letter, BBA, conveyance deed and payment receipt need to be revised. **Status: Submitted, but needs to be revised.** 26. Copy of five sets of executed application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted. **Status: Five sets of executed Booking Applications, Allotment Letters, and Builder Buyer Agreements have been submitted. Upon scrutiny, it has been observed that there are variations in the Allotment Letters and BBA as compared to the model drafts. For instance, in the payment plan, the promoter has included additional charges, and it is stated that the promoter may change, revise, or withdraw the payment plan at any time at their sole discretion. Additionally, some new clauses have been also inserted.** 27. Draft brochure and advertisement need to be submitted. **Status: Brochure submitted, advertisement needs to be submitted.** 28. Land cost needs to be clarified according to area apply for registration. **Status: Not Submitted.** 29. PAN, TAN and GST of promoter needs to be submitted. **Status: Submitted** 30. Bank undertaking needs to be submitted along with the details of authorized signatory i.e., Name of employee, designation, and employee code. **Status: Submitted.** 31. KYC of project consultant needs to be submitted. **Status: Not Submitted.** 32. Latest non encumbrance certificate not below the rank of tehsildar needs to be submitted. **Status: Submitted.**

		33. Annual balance sheet of last 3 financial year needs to be submitted. **Status: Submitted.** 34. Board resolution of operation of bank account needs to be submitted along with the KYC of authorized person. **Status: Submitted.** 35. Affidavit regarding arrangement from separate bank account under section4(2)(l)(D) needs to be submitted. **Status: Submitted.** 36. KYC of director needs to be submitted. **Status: Submitted** 37. MOA, AOA and COI needs to be submitted. **Status: Submitted** 38. CA certificate for net worth needs to be submitted. **Status: Not Submitted.** 39. Others in financial resources needs to be clarified. **Status: Not Submitted.** 40. Latest ca certificate for financial inventory needs to be submitted. **Status: Not Submitted.** 41. Financial resources need to be met with project cost. **Status: Not Submitted.** 42. Loan sanction, disbursement and repayment schedule needs to be provided. **Status: Submitted** 43. From CHG needs to be submitted. **Status: Submitted.** 44. NOC from lender needs to be submitted. **Status: Submitted but needs to be revised.** 45. Statement of quarterly source of funds and quarterly expenditure needs to be submitted. **Status: Not Submitted.** 46. Cash flow statement needs to be revised. **Status: Submitted, needs to be revised.** 47. Copy of paid challan of EDC and IDC needs to be submitted. **Status: Not Submitted.** 48. Affidavit regarding 10% auto deduct from separate bank account for EDC needs to be submitted. **Status: Not Submitted.** 49. Ca certificate regarding cost incurred and to be incurred needs to be submitted.

		Status: Submitted.
	27. Remarks	1. Correction in REP-V form needs to be submitted along with the requisite documents. 2. Approved plans of architectural control sheet on A1 size sheet (laminated) needs to be submitted. 3. Corrections in online DPI needs to be done. 4. Original registration certificate needs to be submitted. 5. Booking list of commercial plots sold to the allottees as on date of the application applied for extension which includes name of the allottees, plot no., plot area, date of booking, average rate, and total consideration (including paid amount and balance amount) needs to be submitted. 6. List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. 7. An explanatory note setting out the reasons for delay in completion of the project along with photographs of the site needs to be submitted. Supporting documents for reasons for delay of the project is also needs to be submitted. 8. Copy of approved service plans needs to be submitted. 9. REP-II needs to be revised. 10. NCZ, tree cutting permission, Forest land diversion and powerline shifting NOC if applicable, needs to be submitted. 11. PERT Chart specifying date of completion needs to be submitted. 12. Project report along with brochure of current project and project photos needs to be submitted. 13. Copy of draft application form, allotment Letter, BBA, conveyance deed and payment receipt need to be revised. 14. Copy of five sets of executed application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted. 15. Draft advertisement needs to be submitted. 16. Land cost needs to be clarified according to area apply for registration. 17. KYC of project consultant needs to be submitted. 18. CA certificate for net worth needs to be submitted. 19. Others in financial resources needs to be clarified. 20. Latest ca certificate for financial inventory needs to be submitted. 21. Financial resources need to be met with project cost. 22. NOC from lender needs to be revised.

		23. Statement of quarterly source of funds and quarterly expenditure needs to be submitted. 24. Cash flow statement needs to be revised. 25. Copy of paid challan of EDC and IDC needs to be submitted. 26. Affidavit regarding 10% auto deduct from separate bank account for EDC needs to be submitted.

Recommendation: The application submitted by the promoter for extension of registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the deficiencies pending in S. No. 27. It is recommended that the Authority may consider the grant of extension of registration subject to the submission of deficiencies pointed out above.

(Asha)
Chartered Accountant

(Deepika)
Planning Executive

Day and Date of hearing	Monday and 11.08.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated:11.08.2025
Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.
Sh. Pankaj Kataria (AR) and Sh. Pawan Bhardwaj (AR) are present on behalf of the promoter.
Approved as proposed subject to the compliance of the above deficiencies along with corrections in online DPI. The requisite rectification in the online DPI shall be made before the issuance of extension of registration certificate.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA