



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

No.	HARERA/GGM/REP/RC/236/2017/EXT/177/2019	Date:	30-12-2019
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From	To
Chairman Haryana Real Estate Regulatory Authority, Gurugram	Pivotal Infrastructure Pvt. Ltd. 707,7th Floor, JMD Pacific Square, Sector-15, Part-II, Gurugram

Subject: Application for extension of registration of the affordable group housing project namely "Riddhi Siddhi" located in sector-99, Gurugram developed by M/ Pivotal Infrastructure Pvt. Ltd. - Granting extension of registration thereof.

ORDER

1. The application for extension of registration under section 6 of the Real Estate (Regulation and Development) Act, 2016 was received in the authority on 07.08.2019 for an affordable group housing project namely "Riddhi Siddhi" located in Sector-99, Kherki Mazra Dhankot, Gurugram developed by Pivotal Infrastructure Private Limited against the license no. 86 of 2014 dated 09.08.2014 for an area admeasuring 6.19375 acres valid up to 08.08.2019. The project was registered vide the registration no.236 of 2017 dated 19.09.2017 which was valid up to 08.08.2019. The due date of completion declared by the promoter at the time of registration was 08.08.2019 against which extension of one year five i.e., till 08.08.2020 has been sought vide application under reference.
2. On scrutiny of the application, it was found that following documents still needs to be submitted: -
 - a) The validity of license no.86 of 2014 expired on 08/08/2019, renewal of the same needs to be provided;

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



HARERA
GURUGRAM

- b) Copy of approved Service estimates and plan has not been attached with the application;
- c) Copy of Authenticated copy of plan showing status of construction of services;
- d) Copy of PERT Chart specifying date of completion;
- e) Calculation of Registration fee as under: -

Floor area of the project =52708.53776 (Residential) and 1708.14706 (Commercial) sqm.

Permissible FAR= 2.25 and 1.75

Applicable Rate per sqm. = ₹10/- for 100 FAR (Residential) and ₹20/- for 100 FAR (Commercial)

Total fee payable for RERA registration= ₹12,45,727.2467/-

Fee payable for extension of registration ₹12,45,727.2467/-2 = ₹6,22,863.62335/-

Processing fee @₹10 per sqm. =544166.8482 sqm. *10 = ₹5,44,166.8482/-

Total fee to be paid= ₹24,12,757.71825/-

Fee deposited at the time of registration = ₹6,31,000/-

Extension fee deposited =₹5,00,000/-

Deficient fee = ₹12,81,757.71825/-

The promoter is directed to submit the deficient documents and fee.

3. The reason for delay quoted by the promoter without any supporting document or explanation is stated below: -

- a) Our project is developing under affordable group housing policy ,2013.

Under which it is clearly stated that the project is to be implemented within

4 years from the date of grant of building plans approval or environmental

clearance, whichever is later. So, project completion date is 07.08.2020. So,

our project completion date is 07.08.2020, but the hon'ble authority has granted registration up to 07.08.2019.

4. The reason given by the promoter for extension of completion date of the project and the interest of allottees extension of registration seems to be inevitable.
5. In view of the above facts, the authority has decided to consider and grant of extension of registration for one year, i.e. till 31.08.2020 as requested by the promoter. Keeping in view the interests of allottees subject to the submission of deficient document as pointed under para 2. Otherwise, it will be inappropriate to provide the extension to the project as it will affect the interest of allottees and will result in delay in possession.

Date: 30-12-2019
Issued under the authority and seal of
HARERA, Gurugram.

GUNJAN CHOUDHARY
Gunjan 30/12/19
ARCHITECTURAL OFFICER

etc
For: Chairman,
Haryana Real Estate
Regulatory Authority
Gurugram

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