**Project – Neo Square**

| Hearing brief for extension of project registration u/s 6 | | | | | |
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| **S No.** | **Particulars** | **Details** | | | |
| 1. | **Name of the project** | Neo Square-Commercial Project | | | |
| 2. | **Name of the promotor** | M/s Neo Developers Pvt. Ltd. | | | |
| 3. | **Nature of the project** | Commercial | | | |
| 4. | **Location of the project** | Sector –109, Gurugram, Haryana | | | |
| 5. | **Legal capacity to act as a promoter** | BIP Holder | | | |
| 6. | **Name of license holder** | Shrimaya Buildcon Pvt Ltd & others | | | |
| 7. | **Status of project** | Ongoing | | | |
| 8. | **Date of receipt of application** | 14.02.2022 | | | |
| 9. | **RERA Registration No.** | 109 of 2017 dated 24.08.2017 | | | |
| 10. | **Validity of Registration Certificate** | Valid From 24.08.2017 | Valid Up to 23.08.2021 + 6 months for Covid-19 = 22.02.2022 | | |
| 11. | **License no.** | 1. 102 of 2008 valid upto 14.05.2022<br>2. 83 of 2014 valid upto 08.08.2021<br>3. 25 of 2019 valid upto 24.02.2024 | | | |
| 12. | **Total license area** | 8.6696 Acres | **Area for extension of registration** | 3.0890 Acres | |
| 13. | **Extension applied till** | 22.02.2023 | | | |
| 14. | **QPR compliances (if any)** | Submitted | | | |
| 15. | **4(2)(l)(D) compliances (if any)** | 2018-19 and 2021-22 pending | | | |
| 16. | Statutory approvals **either applied for or obtained prior to registration.** | | | | |

| S. No | Particulars | Date of approval | Validity up to |
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| i) | **License Approval** | 1. 102 of 2008 dated 15.05.2008<br>2. 83 of 2014 dated 09.08.2014<br>3. 25 of 2019 dated 25.02.2019 | 1. Valid upto 14.05.2024<br>2. Valid upto 08.08.2021<br>3. Valid upto 24.02.2024 |
| ii) | **Zoning Plan Approval** | 4782 dated 11.08.2014 | N/A |
| iii) | **Building Plan** | 16.10.2019 | 15.10.2024 |
| iv) | **Environmental Clearance** | 03.06.2020 | 02.06.2027 |
| v) | **Airport height clearance (NOC)** | 11.02.2020 | 31.12.2022 |
| vi) | **Service plan and estimate approval** | 29.01.2020 | |

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| 17. | **Authorized Signatory/ Legal Representatives** | Sh. Shivender |
| 18. | **Date of commencement of project** | 01.12.2015 |
| 19. | **RC Compliances (if any)/ OC received (if any)** | BIP Permission - Complied |
| 20. | **Present stage of completion (%)** | 82 |
| 21. | **Total Project cost** | 26636.19 Lakhs |
| 22. | **Project expenditure so far** | 21158.36 Lakhs |

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| 23. | **Estimated expenditure for completion so far** | 5477.83 Lakhs |
| 24. | **Details of units** | 659 (556 Sold +103 Unsold) |
| 25. | **Reasons for delay** | Due to COVID-19 (Lockdown of Two Times and Unavailability of manpower.) |
| 26. | **Fee Details at the time of registration** | |
| | Registration fee | Rs 8,78,874/- |
| | Total | Rs 8,78,874/- |
| | **DD Details** | |
| | Amount for registration | Rs 8,71,100/- |
| | DD Date for registration | 008939 dated 25.07.2017 |
| | **Deficient fee** | Rs 7,774/- |
| | **Fee Details at the time of Extension** | |
| | Extension Fee (Half of Registration fee) | Rs 4,39,473/- |
| | Processing fee | Rs 2,32,522/- |
| | Late fee | Rs 6,59,209/- (150% of extension fee) |
| | Total | Rs 13,31,204/- |
| | Total Fee (Deficit at time of registration + Extension fee) | Rs 13,31,204 + Rs 7774 = Rs 13,38,978/- |
| 27. | **DD Details** | |
| | DD Amount for extension | 1. Rs 6,42,875/-<br>2. Rs 6,96,103/- |
| | DD date for extension | 543595 dated 09.02.2022<br>618462 dated 11.03.2022 |
| | Name of the bank issuing | YES Bank |
| | Deficient fee | NIL |
| 28. | **File Status** | **Date** |
| | **1st deficiency notice sent on** | 07.03.2022 |
| | **1st Hearing** | 14.03.2022 |
| | **2nd Hearing** | 27.06.2022 |
| | **3rd Hearing** | 11.07.2022 |
| | **4th Hearing** | 25.07.2022 |
| | **5th Hearing** | 27.07.2022 |
| | **6th Hearing** | 17.08.2022 |
| | **7th Hearing** | 12.09.2022 |
| | **8th Hearing** | 17.10.2022 |
| 29. | **Status of documents** | 1. Copy of renewal of license no. 83 of 2014 dated 09.08.2014 and 102 of 2008 dated 15.05.2008 needs to be submitted.<br>**Status: Renewed license 102 of 2008 submitted and 83 of 2014 is not part of this project area.**<br>2. Approvals / NOC's from various agencies for connecting external services like roads access permission needs to be submitted.<br>Status: Applied but pending for approval. |

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| | | 3. 4(2)(l)(D) compliances.<br>Status: 2018-19 and 2021-22 not submitted. |
| **30.** | **Deficit documents** | 1. Copy of renewal of license no. 83 of 2014 dated 09.08.2014 needs to be submitted. However, this license is not part of this project area.<br>2. Approvals / NOC's for roads access permission needs to be submitted.<br>3. 4(2)(l)(D) compliances of 2018-19 and 2021-22 pending. |

**Case History:**

The Promoter M/s Neo Developers Pvt. Ltd. who is a BIP Holder applied for the extension of registration of real estate project namely "Neo Square located at Sector-109, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 28708 dated 14.02.2022 and EPIN-17. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-545-2020 and online generated for project extension temp id RERA-GRG-1032-2022. The project area for the registration is 3.0890 acres and the licensed area is 8.6696 acres. The promoter is the BIP Holder for 3.0890 acres out of 8.6696 acres. License no – 102 of 2008 dated 15.05.2008, License no. 83 of 2014 dated 09.08.2014 and License no. 25 of 2019 dated 25.02.2019.

The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/REP/RC/109/2017/EXT/17/2022 dated 07.03.2022 was issued to the promoter with an opportunity of being heard on 14.03.2022..

The promoter did not submit any reply till date.

On 14.03.2022, the authority decided to adjourn the matter and fixed for 27.06.2022.

The promoter submitted a reply dated 16.03.2022, 04.05.2022 and 17.06.2022 which were scrutinized and remaining deficiencies were conveyed to the promoter.
On 27.06.2022, The authority directed the promoter to submit the deficit documents alongwith the corrected online DPI and online (A-H) form. The AR further confirms that QPR as well as annual audit report with respect to existing registered projects has been submitted today in the registry of Authority which be also checked.
The matter to come up on 11.07.2022.

The promoter submitted a reply dated 16.03.2022, 04.05.2022 and 17.06.2022 which were scrutinized and remaining deficiencies were conveyed to the promoter. The promoter has submitted the QPRs and annual reports.
On 11.07.2022. Sh. Sumeet, Engineering Executive briefed about the facts of the case.
Sh. Ashish Anand (AR), Sh. Hemant Warrik (Legal), Sh. Pravin Ambasta (Manager Accounts) and Sh. Shivendra Pratap Shahi (Asst. Manager Planning & Coordination) are present on behalf of the promoter.
The AR seeks two weeks' time for rectification of the deficiencies conveyed as well as submission of deficit documents.
The matter to come up on 25.07.2022.
The promoter submitted the reply on 19.07.2022 which was scrutinized and remaining deficiencies were conveyed to the promoter.

On 25.07.2022, Due to administrative work of the Authority, the matter is adjourned to 27.07.2022.

On 27.07.2022, The validity of the license has expired and hence the applicant promoter is advised to obtain renewal of the license before the extension applied for is considered. The matter to come up on 17.08.2022.

The promoter submitted a reply on 10.08.2022, which was scrutinized and the remaining deficiencies were conveyed to the promoter.

On 17.08.2022, Ms. Geeta Rathee Singh, Sr. Legal Officer and Sh. Sumeet, Engineering Executive briefed about the facts of the case. Sh. Hemant Warrik (Director), Sh. Ambstha (Manager) and Sh. Shivendra Shahi are present on behalf of the promoter. The AR seeks 4 weeks' time for submission of renewal of license from DTCP along with rectification of other deficiencies and pending document if any. The matter to come up on 12.09.2022.

On 12.09.2022, Sh. Sumeet, Engineering Executive briefed about the facts of the case. None is present on behalf of the promoter. The promoter has already been granted 7 opportunities and still failed to rectify the deficiencies including renewal of license. The Authority hereby decides to issue show cause notice to the promoter as why this application for grant of extension of registration of the project shall not be rejected for want of renewal of license and grant an opportunity under rule 6 of the Haryana Rules, 2017 to rectify the defects i.e. submission of renewal of license within a period of 30 days from the date of issuance of communication regarding such defects i.e. today 12.09.2022 and further provides an opportunity of being heard in the matter on 17.10.2022 at 2.00 PM in the office of the Authority under section 6 of the Act, 2016.

The Authority further decides that a public notice be issued informing public not to indulge in sale and purchase in this project as project registration as well as license has expired. The promoter is also restrained not to indulge in any sale in this project till registration is extended. The matter to come up on 17.10.2022.

The public notice and show cause notice was issued as per directions.

The promoter submitted a reply on 14.10.2022, which was scrutinized and the remaining deficiencies were conveyed to the promoter.

(Asha)
Chartered Accountant

(Sumeet)
Engineer Executive

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| **Day and Date of hearing** | Monday and 17.10.2022 |
| **Proceeding recorded by** | Ram Niwas |

**PROCEEDINGS OF THE DAY**

Proceedings dated: 17.10.2022

Sh. Sumeet, Engineering Executive and Ms. Asha Yadav Chartered Accountant briefed about the facts of the case.

Sh. Hemant Warrik (Director) and Sh. Shivendra Shahi are present on behalf of the promoter.

The promoter has submitted the renewal of License No. 121 of 2008 and License No. 83 of 2014 is still not renewed. However, License No. 83 of 2014 is part of the total project which should also be renewed. Therefore, the promoter is directed to submit the copy of renewal of the license No. 83 of 2014 also. Further the promoter is also directed to submit the annual audited report of financial year 2018-19 and 2021-22 required under section 4(2)(l)(D).

The matter to come up on 14.11.2022.

(Sanjeev Kumar Arora)
Member, HARERA Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

(Vijay Kumar Goyal)
Member, HARERA Gurugram

(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram