



Hearing brief for registration of project u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Centra One	
2.	Name of the promoter	M/s Countrywide Promoters Pvt. Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 61, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	M/s Saiexpo Overseas Pvt. Ltd.	
7.	Status of project	Ongoing	
8.	Whether registration applied for whole/Phase	Whole Project	
9.	Phase no.	N/A	
10.	Online application ID	RERA-GRG-PROJ-845-2021	
11.	License no.	277 of 2007 dated 17.12.2007	Valid upto 16.12.2019
12.	Total licensed area	3.675 acres	Area to be registered 3.675 acres
13.	Completion date declared u/s 4(2)(I)(C)	31.10.2023	
14.	QPR compliances (if any)	N/A	
15.	4(2)(I)(D) compliances (if any)	N/A	
16.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	277 of 2007 dated 17.12.2007
	ii)	Zoning Plan Approval	1583 dated 12.05.2008
	iii)	Building Approval plan	ZP-345/AD(RA)/2018/1631 dated 12.01.2018
	iv)	Environmental Clearance	SEIAA/ HR/2018/223 dated 04.04.2018
	v)	Airport height clearance	Clarification for non- requirement dated 09.01.2017
	vi)	Fire scheme approval	FS/2018/4 dated 08.06.2018
	vii)	Service plan and estimate approval	Not Provided.
17.	Fee Details		
	Registration fee	Rs 6,52,458/-	
	Late fee	Rs 16,31,146/- (250% of registration fee)	
	Processing fee	Rs 1,86,417/-	
	Total	Rs 24,70,021/-	



18.	DD Details	
	DD amount	Rs 7,73,256/-
	DD no. and date	218421 dated 03.04.2021
	RTGS Amount	Rs 16,96,765/-.
	RTGS no.	RATNH22095956595 dated 05.04.2022.
	Name of the bank issuing	RBL Bank
	Deficient amount	NIL
19.	File Status	Date
	File received on	07.04.2021
	First notice Sent on	09.04.2021
	First hearing on	19.04.2021 (adjourned)
	Second hearing on	23.04.2021(adjourned)
	Third hearing on	17.05.2021(adjourned)
	Fourth hearing on	30.06.2021
	Fifth hearing on	01.07.2021
	Sixth hearing on	15.07.2021
	Seventh hearing on	03.08.2021 (adjourned)
	Eighth hearing on	10.08.2021(adjourned)
	Ninth hearing on	12.08.2021(adjourned)
	Tenth hearing on	17.08.2021
	Eleventh hearing on	07.09.2021
	Twelfth hearing on	28.09.2021
	Thirteenth hearing on	19.10.2021
	Fourteenth hearing on	09.11.2021
	Fifteenth hearing on	30.11.2021
	Sixteenth hearing on	20.12.2021
	Seventeenth hearing on	24.01.2022
	Eighteenth hearing on	28.02.2022
	Nineteenth hearing on	04.04.2022
	Twentieth hearing on	18.04.2022
Twenty First hearing on	02.05.2022	
Twenty Second hearing on	06.06.2022	

	Twenty Third hearing on	25.07.2022
	Twenty Fourth hearing on	27.07.2022
	Twenty Fifth hearing on	17.08.2022
	Twenty Sixth hearing on	12.09.2022
	Twenty Seventh hearing on	17.10.2022
20.	Status of Documents	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online application (A-H). Status: Not submitted. 2. Online DPI not filled properly. Status: Not submitted. 3. Renewal of license no 277 of 2007 needs to be submitted. Status: Not submitted. However, submitted Undated Cheque amounting Rs 25 Lakhs as a bank guarantee. 4. Approved Service Plans and Estimates needs to be submitted if applied than copy of applied service plans and estimates needs to be submitted. Status: Not submitted. However, submitted Undated Cheque amounting Rs 25 Lakhs as a bank guarantee.
21.	Deficit Documents	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online application (A-H). 2. DPI not filled properly. 3. Renewal of license no 277 of 2007 needs to be submitted. However, the promoter submitted undated Cheque amounting Rs 25 Lakhs as a bank guarantee. 4. Approved Service Plans and Estimates needs to be submitted if applied than copy of applied service plans and estimates needs to be submitted. However, the promoter submitted undated Cheque amounting Rs 25 Lakhs as a bank guarantee.

Case History:

The Promoter M/s Countrywide Promoters Pvt. Ltd. who is a collaborator applied for the registration of real estate project namely "Centra One" located at Sector-61, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 10458/18778 dated 07.04.2021 and RPIN-323. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-845-2021. The project area for registration is same as that of the licensed area i.e. 3.675 acres vide License no - 277 of 2007 dated 17.12.2007 and the Occupation Certificate has been obtained dated 09.10.2018 for the 18641.67sqm which includes commercial building (Ground Floor to 14th Floor). The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/323 dated 09.04.2021 was issued to the promoter with an opportunity of being heard on 19.04.2021, but the hearing is adjourned due to COVID-19 Pandemic and the matter is adjourned for 23.04.2021. On 23.04.2021 the promoter requested for the adjournment.

The authority accepts the request and fixed the matter for 17.05.2021. On 17.05.2021 the hearing is adjourned due to COVID Pandemic and the matter is fixed for 30.06.2021. The promoter submitted the reply on 30.06.2021. On 30.06.2021 the hearing is adjourned and fixed for 01.07.2021. On 01.07.2021, the authority advised the promoter to remove the deficiencies and complete the online information on www.hrera.in/app1/sign_up and matter is fixed for 15.07.2021. The promoter did not submit any reply after 01.07.2021.



On 15.07.2021, the promoter requested for the time for compliance of the deficiencies and filing of online DPI same was granted by the authority and matter is fixed for 03.08.2021. No reply was submitted by the promoter till now. On 03.08.2021, the matter was adjourned and fixed for 10.08.2021. On 10.08.2021, the matter was adjourned for 12.08.2021. On 12.08.2021, the hearing was adjourned for 17.08.2021. On 17.08.2021, the AR requested for three weeks' time and same was granted by the promoter and matter to come up on 07.09.2021. On 07.09.2021, the AR of the promoter requests for 3 weeks' time and authority considers the same. The matter to come up on 28.09.2021. On 28.09.2021, the promoter requested for the adjournment through the email. The authority considers the request of the adjournment. The matter to come up on 19.10.2021. On 19.10.2021, the promoter requested through email for 3 weeks' time. The authority accepts the request and fix the matter for 09.11.2021. On 09.11.2021, the promoter requested through email for 3 weeks' time. The authority accepts the request and fix the matter for 30.11.2021. On 26.11.2021, the promoter submitted the reply and after scrutiny of reply the remaining deficiencies were conveyed to the promoter. On 30.11.2021, the hearing was adjourned, and matter was fixed for 20.12.2021. On 10.12.2021, the promoter submitted the reply and after scrutiny of reply the remaining deficiencies were conveyed to the promoter.

On 20.12.2021, the authority decided to issue a show cause notice to the promoter as why the application for grant of registration shall not be rejected on account of deficiencies as mentioned above as per provisions of section 5(2)(b) of the Act, 2016 read with rule 5(2) of Haryana Rules, 2017. The matter to come up on 24.01.2022 at 3.00 PM. The notice was sent vide notice no. HARERA/GGM/RPIN/323/Show Cause with an opportunity of hearing on 24.01.2022. On 24.01.2022, the AR of the promoter requested for four weeks adjournment as many of their executives are suffering from COVID-19 hence not available to fill up the requisite details in DPI and authority grants the same and matter to come up on 28.02.2022.

On 28.02.2022, the promoter sent an email requesting for two months adjournment. The authority decided to adjourn the matter and fixed for 04.04.2022. On 04.04.2022, The Authority directed the promoter to submit the bank guarantee of Rs 25 lakhs on account of submission of license renewal and bank guarantee of Rs 25 lakhs on account of submission of Approved service plan and estimates. The Authority also directed the promoter to submit the deficit fee- Rs 16,96,765/- alongwith the other deficiencies mentioned above. The matter to come up on 18.04.2022.

On 18.04.2022, the AR submitted that all the above deficiencies have been attended which needs to be checked by the office. Online DPI also need to be corrected as per the marking made on the hard copy. Binded copies of DPI to be submitted. The promoter applicant is submitting two number of cheques of Rs. 25 lakh each as security for submission of license renewal and service plan estimates within 3 months. The promoter is also directed to submit a bank certificate creating a lien of HARERA to the extent of cheque amount till clearance by Authority. The Authority is considering the registration in view of the fact that the building has been constructed and has also obtained requisite occupation certificate from DTCP on 09.10.2018 itself and registration is being sought as CC of the project is not obtained and OC was also obtained after coming into force of the Act.

The matter to come up on 02.05.2022.

The promoter submitted a reply on 18.04.2022 which were scrutinized and the remaining deficiencies were conveyed to the promoter.

On 06.06.2022, the Authority decided to issue a show cause notice as why the application for grant of registration shall not be rejected on account of deficiencies as mentioned above as per provisions of section 5(2)(b) of the Act, 2016 read with rule 5(2) of Haryana Rules, 2017. If promoter has to say anything in the matter, he may represent before the authority on 06.06.2022 at 3.00 PM in the office of the authority.

The show cause notice vide no. HARERA/GGM/RPIN/323/ Show Cause 2 dated 05.05.2022 was issued with an opportunity of hearing on 06.06.2022.

On 06.06.2022, The authority allowed promoter to submit Demand Draft of Rs 25 Lakhs each as a bank guarantee for submission of renewal of license and approved service plan estimates within 2 months from the date of issuance of registration. In case of failure of submission of license renewal and service plan estimates within specified time, the Demand Draft will be encashed by the authority. The matter is fixed for 25.07.2022.

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



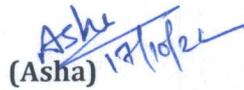
On 27.07.2022, The AR requests for one week for submission of DD with a further request to allow three months' time for submission of deficit document as per above. The matter to come up on 17.08.2022.

On 17.08.2022, Ms. Geeta Rathee Singh, Sr. Legal Officer and Sh. Sumeet, Engineer Executive briefed about the facts of the case. Sh. Rahul Sharma (Manager Compliances) is present on behalf of the promoter. The AR seeks 2 weeks' time for submission of DD required as per directions of the Authority. The request is allowed. This will be last opportunity and if the promoter fails to deposit the requisite DD, the case shall be rejected and returned. The matter to come up on 12.09.2022.

On 12.09.2022, None is present on behalf of the promoter. License of the promoter company stands expired on 16.12.2019. Directions of the Authority dated 06.06.2022 with regard to deposit of DD of Rs. 25 lakh as BG for submission of renewal of license and approved service plan estimates has not been complied. As the promoter failed to rectify the deficiencies and comply with the directions despite various opportunities (more than 25 opportunities) a public notice be issued on behalf of the Authority that no sales in this project be effected further by the promoter and public be cautioned not to indulge in any kind of purchase and sale in the project. The Authority hereby exercising the powers under section 5(1) (b) of the Act, 2016 read with rule 5(2) of the Haryana Rules, 2017 give show cause notice as why the application for grant of registration should not be rejected and also grant an opportunity to the promoter to rectify the defects as pointed above within a period of 30 days from the date of issuance of communication of such defects i.e. today 12.09.2022 and also an opportunity of hearing on 17.10.2022 at 2.00 PM in the office of the Authority. The matter to come up on 17.10.2022.

The public notice and show cause notice was issued as per directions. The promoter has submitted a reply on 20.09.2022 stating that the said project is already a developed project and OC has been obtained on 09.10.2018. The promoter further submits that the compliance regarding license renewal and service plans estimates approval shall be made and subsequently CC will be obtained in due course.

The promoter has submitted the requisite documents for registration of project except corrections in Online DPI, Corrections in Form (A-H), renewal of license and approved service plan & estimates.


(Asha)

Chartered Accountant


(Sumeet)

Engineer Executive

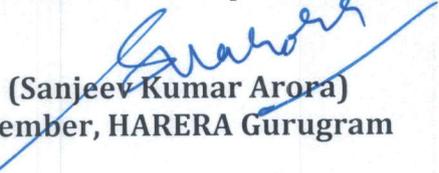
Day and Date of hearing	Monday and 17.10.2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 17.10.2022

Sh. Sumeet, Engineer Executive and Ms. Asha Chartered Accountant briefed about the facts of the case. Sh. Rahul Sharma (Manager Compliance) is present on behalf of the promoter. License is still not renewed.

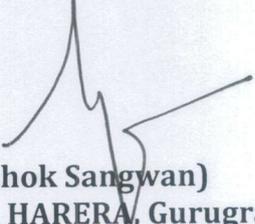
The matter to come up on 28.11.2022.


(Sanjeev Kumar Arora)

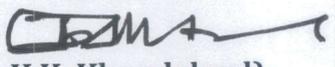
Member, HARERA Gurugram


(Vijay Kumar Goyal)

Member, HARERA Gurugram


(Ashok Sangwan)

Member, HARERA, Gurugram


(Dr. K.K. Khandelwal)

Chairman, HARERA, Gurugram

