



**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	Validity upto
	i)	License Approval	277 of 2007 dated 17.12.2007 16.12.2019
	ii)	Zoning Plan Approval	1583 dated 12.05.2008
	iii)	Building plan Approval	ZP-345/AD(RA)/2018/1631 dated 12.01.2018 11.01.2023
	iv)	Environmental Clearance	SEIAA/ HR/2018/223 dated 04.04.2018 03.04.2025
	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/-	

	<b>Total</b>	Rs 24,70,021/-
<b>18.</b>	<b>DD Details</b>	
	<b>DD amount</b>	Rs 7,73,256/-
	<b>DD no. and date</b>	218421 dated 03.04.2021
	<b>RTGS Amount</b>	Rs 16,96,765/-.
	<b>RTGS no.</b>	RATNH22095956595 dated 05.04.2022.
	<b>Name of the bank issuing</b>	RBL Bank
	<b>Deficient amount</b>	NIL
<b>19.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	07.04.2021
	<b>First notice Sent on</b>	09.04.2021
	<b>First hearing on</b>	19.04.2021 (adjourned)
	<b>Second hearing on</b>	23.04.2021(adjourned)
	<b>Third hearing on</b>	17.05.2021(adjourned)
	<b>Fourth hearing on</b>	30.06.2021
	<b>Fifth hearing on</b>	01.07.2021
	<b>Sixth hearing on</b>	15.07.2021
	<b>Seventh hearing on</b>	03.08.2021 (adjourned)
	<b>Eighth hearing on</b>	10.08.2021(adjourned)
	<b>Ninth hearing on</b>	12.08.2021(adjourned)
	<b>Tenth hearing on</b>	17.08.2021
	<b>Eleventh hearing on</b>	07.09.2021
	<b>Twelfth hearing on</b>	28.09.2021
	<b>Thirteenth hearing on</b>	19.10.2021
	<b>Fourteenth hearing on</b>	09.11.2021
	<b>Fifteenth hearing on</b>	30.11.2021
	<b>Sixteenth hearing on</b>	20.12.2021
	<b>Seventeenth hearing on</b>	24.01.2022
	<b>Eighteenth hearing on</b>	28.02.2022
<b>Nineteenth hearing on</b>	04.04.2022	
<b>Twentieth hearing on</b>	18.04.2022	
<b>Twenty First hearing on</b>	02.05.2022	





	<b>Twenty Second hearing on</b>	06.06.2022
	<b>Twenty Third hearing on</b>	25.07.2022
	<b>Twenty Fourth hearing on</b>	27.07.2022
	<b>Twenty Fifth hearing on</b>	17.08.2022
	<b>Twenty Sixth hearing on</b>	12.09.2022
	<b>Twenty Seventh hearing on</b>	17.10.2022
	<b>Twenty Eighth hearing on</b>	28.11.2022
	<b>Twenty Ninth hearing on</b>	19.12.2022
	<b>Thirtieth hearing on</b>	02.01.2023
	<b>Thirty First hearing on</b>	16.01.2023
	<b>Thirty Second hearing on</b>	30.01.2023
20.	<b>Case History:</b>	
	<p>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.</p> <p>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 <a href="http://www.hrera.in/app1/sign_up">www.hrera.in/app1/sign_up</a> and matter is fixed for 15.07.2021. The promoter did not submit any reply after 01.07.2021.</p> <p>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</p>	



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.

**On 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.

The promoter submitted a reply on 17.10.2022 in which the promoter submitted two cheques vide no. 547736 and 577737 dated 17.10.2022 amounting Rs 25 Lakhs each as a guarantee for submission of renewal of license and approved service plan & estimates.

**On 28.11.2022**, Sh. Sumeet, Engineer Executive and Ms. Asha Chartered Accountant briefed about the facts of the case. Sh. Rahul Sharma (GM) is present on behalf of the promoter. The AR of the promoter requests for three weeks' time for submission of renewal of license and approved service plan and estimates. Further, the AR of the promoter requests to return the two cheques having no. 547736 and 577737 dated 17.10.2022 amounting to Rs 25 lakhs each submitted as a guarantee for submission of above approvals. The Authority accepts the request. The matter to come up on 19.12.2022.

**On 19.12.2022**, the matter was adjourned to 02.01.2023.

**On 02.01.2023**, Sh. Sumeet, Engineer Executive and Ms. Asha Chartered Accountant briefed about the facts of the case. Sh. Rahul Sharma (Manager) is present on behalf of the promoter. The ARs of the promoter is directed to remove the deficiencies and submit the deficit documents as detailed above. The matter was adjourned to 16.01.2023.

The promoter has submitted an application on 13.01.2023 in which the promoter requested to withdraw the publication regarding the sale and purchase in the project as the project is already a developed project and the OC for the same has also been obtained on 09.10.2018 and the renewal of license and approval of service plan & estimates will not prejudice the interest of the allottees and the rights of all the allottees are well protected. Further, the promoter has already submitted the license renewal fee.

**On 16.01.2023**, the matter was adjourned to 30.01.2023.

21.	<b>Present compliance status as on 30.01.2023 of deficit documents as conveyed in the last hearing dated 16.01.2023.</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Online DPI not filled properly. Status: Not submitted.</li> <li>3. Renewal of license no 277 of 2007 needs to be submitted. Status: Not submitted.</li> </ol>
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		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.
22.	Remarks	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. 4. Approved Service Plans and Estimates needs to be submitted if applied than copy of applied service plans and estimates needs to be submitted.

  
(Asha)

Chartered Accountant

  
(Sumeet)

Engineer Executive

Day and Date of hearing	Monday and 30.01.2023
Proceeding recorded by	Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 30.01.2023


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


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

The OC of the project after completion of the construction already stands obtained way back in 2018(on 09.10.2018) and the requisite application for renewal of license alongwith requisite fee and undertaking stands submitted to DTCP and renewal of license is under consideration. The AR submits that a security amount of Rs 25 Lakhs is being submitted on account of submission of renewed license no. 277 of 2007 by 28.02.2023 and Rs 25 lakhs on account of submission of approved service plan and estimates within 3 months. In case of failure, the security amount shall be forfeited. Therefore, RC be issued subject to above conditions and further sale in the project shall be made as per the terms and conditions of RC.

  
(Sanjeev Kumar Arora)  
Member, HARERA Gurugram

  
(Vijay Kumar Goyal)  
Member, HARERA Gurugram

  
(Ashok Sangwan)  
Member, HARERA, Gurugram

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