

Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	Microtek Grandfront	
2.	Name of the promoter	M/s Action Constructwell Pvt. Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 81, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of license holder	M/s Action Constructwell Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	31.07.2025	
10.	Online application ID	RERA-GRG-PROJ-1280-2023	
11.	License no.	156 of 2022 dated 29.09.2022	Valid up to 28.09.2027
12.	Total licensed area	2.10 acres	Area to be registered 2.10 acres
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	156 of 2022 dated 29.09.2022 Valid up to 28.09.2027
	ii)	Zoning Plan Approval	N/A N/A
	iii)	Layout plan Approval	LC-4548 dated 29.09.2022
	iv)	Environmental Clearance	N/A N/A
	v)	Architectural Control Sheet	ZP-1667/PA(DK)/2023/1131 dated 11.01.2023
	vi)	Service plan and estimate approval	LC-4548-JE(SB)/2023/1868 dated 16.12.2022
14.	Fee details		
	Registration fee	12,747.578 * 1.5 * 20 = Rs 3,82,427/-	
	Processing fee	12,747.578*10 = Rs 1,27,476/-	
	Late fee	N/A	
	Total	Rs 5,09,903/-	
15.	DD amount	1. Rs 3,42,428/- 2. Rs 1,27,476/- 3. Rs. 40,000/-	

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	DD no. and date	1. 506621 dated 21.01.2023 2. 506622 dated 21.01.2023 3. 506650 dated 30.01.2023
	Name of the bank issuing	ICICI Bank
	Deficient amount	Nil
16.	File Status	Date
	File received on	24.01.2023
	First notice Sent on	27.01.2023
	First hearing on	30.01.2023
17.	Case History:- The promoter M/s Action Constructwell Pvt. Ltd. who is a license holder had applied for the registration of real estate project namely "Mircotek Grandfront" located at Sector-81, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 48126 dated 24.01.2023 and RPIN-577. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1280-2023. The project area for registration is same as that of the licensed area i.e., 2.10 acres. License no – 156 of 2022 dated 29.09.2022 valid up to 28.09.2027. The application for registration was scrutinized and 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/577 dated 27.01.2023 was issued to the promoter with an opportunity of being heard on 30.01.2023. The promoter submitted a reply on 30.01.2023 which is scrutinized and the status of the documents are mentioned below.	
18.	Present compliance status as on 30.01.2023 of the deficiencies conveyed in the notice dated 27.01.2023.	<ol style="list-style-type: none">1 Deficit Fee – Rs 39,999/- Status: Submitted.2 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not Submitted.3 Online DPI needs to be corrected. Status: Not Submitted.4 Affidavit regarding no sale in the project for which license no. 67 of 2013 dated 22.07.2013 was granted which stands migrated to license no. 156 of 2022 needs to be submitted. Status: Submitted.5 Jamabandi, Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted.6 Electrical load availability needs to be submitted. Status: Applied on 13.12.2022 and fee deposited.7 Pert chart needs to be revised. Status: Submitted.8 Demarcation plan superimposed on the approved Layout plan needs to be submitted. Status: Submitted.9 Quarterly schedule of estimated expenditure 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 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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		Status: Submitted. 10 Copy of paid challan of EDC, IDC, Conversion charges and license fee needs to be provided. Status: Submitted. 11 Cash flow statement needs to be provided. Status: Submitted.
Remarks		1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2 Online DPI needs to be corrected. 3 Electrical load availability needs to be submitted.

Recommendations:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except corrections in online DPI, A-H form and electrical load availability.

It is recommended that the Authority may consider the grant of registration.


(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.

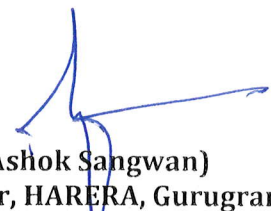
Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.


Sh. Pramod Kumar Agarwal (AR), Sh. Naveen Singla (AR) and Sh. Navin Jain (AR) are present on behalf of the promoter.

Approved as proposed.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


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

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