
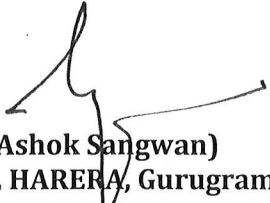


hearing brief for project registration u/s 4

| S.No. | Particulars | Details | |
|-------|--|--|----------------------------------|
| 1. | Name of the project | Microtek Success Hub | |
| 2. | Name of the promoter | M/s Microtek Urbandevelopers Pvt. Ltd. | |
| 3. | Nature of the project | Commercial Plotted Colony (SCO) | |
| 4. | Location of the project | Sector- 95A, Gurugram | |
| 5. | Legal capacity to act as a promoter | License Holder | |
| 6. | Name of license holder | M/s Microtek Urbandevelopers 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-1295-2023 | |
| 11. | License no. | 201 of 2022 dated 01.12.2022 | Valid up to 30.11.2027 |
| 12. | Total licensed area | 4 acres | Area to be registered 4 acres |
| 13. | Statutory approvals either applied for or obtained prior to registration | | |
| | S.No | Particulars | Validity up to |
| | i) | License Approval | 30.11.2027 |
| | ii) | Zoning Plan Approval | N/A |
| | iii) | Layout plan Approval | N/A |
| | iv) | Environmental Clearance | N/A |
| | v) | Architectural Control Sheet | Not submitted |
| | vi) | Service plan and estimate approval | Not submitted |
| 14. | Fee details | | |
| | Registration fee | 23,006.343 * 1.5 * 20 = Rs 6,90,190/- | |
| | Processing fee | 23,006.343*10 = Rs 2,30,063/- | |
| | Late fee | N/A | |
| | Total | Rs 9,20,253/- | |
| 15. | DD amount | 1. Rs 1,14,643/- 2. Rs 2,29,287/- | |
| | DD no. and date | 1. 506623 dated 21.01.2023 2. 506624 dated 21.01.2023 | |

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| | Name of the bank issuing | ICICI Bank |
| | Deficient amount | Rs 5,76,323/- |
| 16. | File Status | Date |
| | File received on | 30.01.2023 |
| | First notice Sent on | 07.02.2023 |
| | First hearing on | 13.02.2023 |
| | Second hearing on | 27.02.2023 |
| 17. | Case History:- | <p>The promoter M/s Microtek Urbandevelopers Pvt. Ltd. who is a license holder had applied for the registration of real estate project namely "Microtek Success Hub" located at Sector-95A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 48379 dated 30.01.2023 and RPIN-581. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1295-2023. The project area for registration is same as that of the licensed area i.e., 4 acres. License no – 201 of 2022 dated 01.12.2022 valid up to 30.11.2027.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/581 dated 07.02.2023 was issued to the promoter with an opportunity of being heard on 13.02.2023.</p> <p>On 13.02.2023, Ms. Asha, Chartered Accountant briefed about the facts of the project. None is present on behalf of the promoter. The promoter is directed to rectify the deficiencies before the next date of hearing. The matter to come up on 27.02.2023.</p> <p>No reply has been submitted by the promoter. The status of the documents is mentioned below.</p> |
| 18. | Present compliance status as on 27.02.2023 of the deficiencies conveyed in the last hearing dated 13.02.2023. | <ol style="list-style-type: none"> 1 Deficit Fee – Rs 5,76,323/- Status: Not 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. 70 of 2013 dated 26.07.2013 was granted which stands migrated to license no. 201 of 2022 needs to be submitted. Status: Not submitted 5 Approved Architectural control sheet needs to be submitted. If applied than copy of the same needs to be submitted. Status: Not submitted 6 Approved service plan and estimates needs to be submitted. If applied than copy of the same needs to be submitted. |

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| | Status: Not submitted 7 Tree cutting permission/ Affidavit needs to be submitted. Status: Not submitted 8 Power line shifting NOC needs to be submitted. Status: Not submitted 9 Electrical load availability needs to be submitted. Status: Not submitted 10 Mutation, Jamabandi and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Not submitted 11 Information regarding the entry of license in the revenue record needs to be submitted. Status: Not submitted 12 Non-encumbrance issued by tehsildar/ revenue officer needs to be submitted. Status: Not submitted 13 Land Title search report needs to be submitted. Status: Not submitted 14 Project report needs to be revised. Status: Not submitted 15 Pert chart needs to be revised. Status: Not submitted 16 Demarcation plan superimposed on the approved Layout plan needs to be submitted. Status: Not submitted 17 Application form needs to be revised. Status: Not submitted 18 Allotment form needs to be revised. Status: Not submitted 19 Builder Buyer agreement needs to be revised. Status: Not submitted 20 Draft brochure needs to be submitted. Status: Not submitted 21 Quarterly schedule of estimated expenditure needs to be provided. Status: Not submitted 22 Copy of paid challan of EDC, IDC, Conversion charges and license fee needs to be provided. Status: Not submitted 23 Cash flow statement needs to be provided. Status: Not submitted 24 The board resolution for operation of bank account is needs to be provided. |
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| | | Status: Not submitted 25 Project Proponent needs to be provided. Status: Not submitted |
| Remarks | | All above deficiencies exists. |
| <i>Asha</i> (Asha) Chartered Accountant | | <i>Sumeet</i> (Sumeet) Engineer Executive |
| Day and Date of hearing | | Monday and 27.02.2023 |
| Proceeding recorded by | | Ram Niwas |
| PROCEEDINGS OF THE DAY | | |
| <p>Proceedings dated: 27.02.2023.</p> <p>Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.</p> <p>Sh. Naveen Singla (CA) is present on behalf of the promoter.</p> <p>The AR of the promoter seeks one months time to comply with the deficiencies pointed out .</p> <p>The matter to come up on 27.03.2023.</p> | | |
|  (Sanjeev Kumar Arora) Member, HARERA, Gurugram | |  (Ashok Sangwan) Member, HARERA, Gurugram |