Project Name- Micasa
Temp-ID-1176-2022

PROJECT HEARING BRIEF FOR EXTENSION OF REGSITRTAION U/S 6 OF THE ACT, 2016

S No.	Particulars	Details		
1.	Name of the project	Micasa		
2.	Name of the promotor	M/s Pareena Infrastructure Pvt Ltd.		
3.	Nature of the project	Group Housing Colony		
4.	Location of the project	Sector-68, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	M/s Pareena Infrastructures Pvt Ltd. and others		
7.	Whether registration applied for whole/Phase	Whole Project		
8.	Status	Ongoing		
9.	Online Application ID	RERA-GRG-1176-2022		
10.	Project Completion Date as declared u/s 4(2)(L)(C)	30.12.2022		
11.	QPR Compliance (If applicable)	Not submitted		
12.	4(2)(L)(D) Compliance (If applicable)	Audit report for the financial year 2018-2019,2019-20 and 2021-2022 is not submitted.		
13.	Date of completion of project as per REP-II	30.06.2022 + 6 months covid = (30.12.2022)		
14.	License no.	1. 111 of 2013 dated 27.12.2013		Renewed up to 26.12.2024
		2. 92 of 2014 dated 13.08.2014		Renewed up to 12.08.2024
		3. 94 of 2014 dated 13.08.2014		Renewed up to 12.08.2024
15.	Total licensed area	13.48275 Acres	**Area to be registered**	12.25085 Acres
16.	RERA Registration Number	99 of 2017 dated 28.08.2017		30.06.2022 + 6 months covid = (30.12.2022)
17.	Extension applied upto	12.08.2024(3 years)		
18.	Fee Calculation	Registration Fee: - ₹ 15,13,968/- Extension Fee: - ₹7,61,322/-		

		Processing Fee: - ₹8,67,603/- **Total = ₹31,51,569/-** Paid by the promoter = ₹21,27,585/- Fee deficit = ₹10,23,984/-		
19.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No.	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License no. 111 of 2013**	27.12.2013	26.12.2024
		License no. 92 of 2014	13.08.2014	12.08.2024
	iii)	**Building plan Approval**	28.04.2015	27.04.2020 (Expired)
	iv)	**Environmental Clearance**	20.05.2016	19.05.2026
	v)	**Airport height clearance**	30.10.2015	29.10.2020
	vi)	**Fire scheme approval**	24.11.2015	
	vii)	**Service plan and estimate approval**	20.12.2022	
20.	**File Status**		**Date**	
	Project received on		30.09.2022	
	First notice sent on		12.10.2022	
	1st hearing on		18.10.2022	
	2nd hearing on		15.11.2022	
	3rd hearing on		21.11.2022	
	4th hearing on		19.12.2022	
	1st reply submitted on		19.12.2022	
	5th hearing on		03.01.2023	
	6th hearing on		17.01.2023	
	2nd reply submitted on		23.01.2023	
	3rd reply submitted on		27.01.2023	
	7th hearing on		31.01.2023	
	8th hearing on		01.02.2023	
	Case History:			

An application regarding extension of registration of group housing colony namely "Micasa" situated at Sector-68, Gurugram, Haryana being developed by M/s Pareena Infrastructures Pvt Ltd. was submitted on 30.09.2022 under section 6 of Real Estate (Regulation and Development), Act 2016.
This application for extension of registration falls under following licenses as under; -

1. 111 of 2013- 10.119 acres
2. 92 of 2014- 0.6375 acres
3. 94 of 2014- 2.72625 acres

The total licensed area comes out to be 13.48275 acres out of which 12.25085 acres is registered with Interim RERA, Panchkula vide RC no. 99 of 2017 dated 28.08.2017 valid up to 30.06.2022 + 6 months covid = (30.12.2022).

On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/31 dated 12.10.2022. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 18.10.2022. The promoter has not submitted the reply till date.

Proceedings dated 18.10.2022

Ms. Prachi Singh, Planning Executive briefed about the facts of the project. None is present on behalf of the promoter. Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above. Deficit fee, if any be also paid before the next date of hearing along with proof of having deposited the deficit fee. The promoter has requested for adjournment for 15 days. Last opportunity is provided. The matter to come up on 15.11.2022.

Proceedings dated 15.11.2022

Ms. Prachi Singh, Planning Executive briefed about the facts of the project. None is present on behalf of the promoter despite service of the notice and conveying of the deficiencies notice which includes non-payment of requisite fee, legal capacity as well as number of other deficiencies conveyed. A 30 days SCN be issued to the applicant as to why the application be not rejected and the processing fee be forfeited. The concerned Planning Executive to ensure issuance of the show cause notice within next three days under signatures of Secretary, HARERA. The matter to come up on 19.12.2022.

Proceedings dated 19.12.2022

The AR of the promoter is directed to remove the deficiencies. The matter to come up on 03.01.2023.

Proceedings dated 03.01.2023

The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from the filing of information in online detailed project information. The matter is adjourned to 17.01.2023.

Proceedings dated 17.01.2023

The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from the filing of information in online detailed project information. The matter is adjourned to 31.01.2023.

Proceedings dated 31.01.2023

The matter is adjourned to 01.02.2023.

	Proceedings dated 01.02.2023 The matter is adjourned to 14.02.2023.	
21.	**Present compliance status as on 14.02.2023 of deficient documents as observed on last hearing i.e., 01.02.2023**	1. Correction in REP-V form needs to be done. **Status: - Not done** 2. Correction in REP-I (Part A-H) needs to be done. **Status: - Not done** 3. Corrections in online DPI needs to be done. **Status: - Not done** 4. Deficit fee of ₹10,23,984/- needs to be paid. **Status: - Not paid** 5. Renewal of license no. 111 of 2013 dated 27.12.2013 need to be provided. **Status: - Submitted** 6. The promoter has already obtained for 12.25085 acres of registration from interim RERA, Panckula. Hence, the total license area of the group housing colony project comes out to be 13.48275 acres. Therefore, the promoter is directed to get the remaining area i.e., 1.2319 acres register in the authority. **Status: - Clarified** 7. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. **Status: - Need to be revised** 8. Details of unsold flats need to be provided. **Status: - Need to be revised** 9. PERT Chart specifying date of completion needs to be submitted. **Status: - Need to be revised** 10. Copy of executed BBA needs to be submitted. **Status: - Submitted** 11. Reasons for delay of the project needs to be mentioned along with supporting documents. **Status: - Not Submitted** 12. Copy of DD submitted at the time of registration needs to be provided. **Status: - Submitted** 13. Copy of approved AAI NOC need to be submitted. **Status: - Submitted** 14. The legal capacity of the promoter needs to be clarified with the supporting documents. **Status: - Clarified** 15. Copy of approved fire scheme approval need to be provided. **Status: - Submitted**

		16. Copy of approved building plans BR-III need to be submitted. **Status: - Submitted but renewal of the same need to be submitted** 17. Copy of approved service estimates and plans needs to be submitted. **Status: - Submitted** 18. Cost of the land needs to be clarified according to the area applied for the registration. **Status: - Provided** 19. Financial resources of the project need to be clarified. **Status: - Not Provided** 20. CA certificate for non-default in payment needs to be provided. **Status: - Not Provided** 21. Bank undertaking needs to be provided. **Status: - Not Provided** 22. Quarterly schedule of estimated expenditure needs to be corrected. **Status: - Needs to be revised** 23. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. **Status: - Needs to be revised** 24. Non encumbrance certificate not below the rank of tehsildar/ requisite charge form needs to be submitted. **Status: - Not Provided** 25. MOA, AOA and COI need to be provided. **Status: - Provided** 26. KYC of directors and authorised person needs to be provided. **Status: - Provided** 27. Annual Statement of Accounts for the last 3 financial year needs to be provided. **Status: - Provided** 28. Certificate by CA regarding Expenditure incurred till date needs to be provided. **Status: - Provided** 29. Details of all authorized signatories to operate the bank account needs to provided. **Status: - Provided** 30. The board resolution duly acknowledged by bank for operation of bank account is submitted properly specifying same to be 70% collection account as per RERA rules needs to be provided. **Status: - Provided**
22.	**Remarks**	1. Correction in REP-V form needs to be done. 2. Correction in REP-I (Part A-H) needs to be done.

		3. Corrections in online DPI needs to be done. 4. Deficit fee of ₹10,23,984/- needs to be paid. 5. Reasons for delay of the project needs to be mentioned along with supporting documents. 6. Copy of renewal building plans BR-III need to be submitted. 7. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. 8. Details of unsold flats need to be provided. 9. PERT Chart specifying date of completion needs to be submitted. 10. Financial resources of the project need to be clarified. 11. CA certificate for non-default in payment needs to be provided. 12. Bank undertaking needs to be provided. 13. Quarterly schedule of estimated expenditure needs to be corrected. 14. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. 15. Non encumbrance certificate not below the rank of tehsildar/ requisite charge form needs to be submitted.

Planning Executive
(Prachi Singh)

Chartered Accountant
(Asha)

Day and Date of hearing	Tuesday and 14.02.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 14.02.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case.

Sh. Kamal Soni (AR) is present on behalf of the promoter.

The promoter is directed to rectify the deficiencies and submit the required documents before the next date of hearing.

The matter to come up on 06.03.2023.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

(Vijay Kumar Goyal)
Member, HARERA, Gurugram