Project Name- Micasa
Temp-ID-1176-2022

PROJECT HEARING BRIEF

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**	Not clarified	
6.	**Name of the license holder**	M/s Pareena Infrastructures Pvt Ltd. and others	
7.	**Whether registration applied for whole/Phase**	Phase	
8.	**Status**	Ongoing	
9.	**Online Application ID**	RERA-GRG-1176-2022	
10.	**Project Completion Date as declared u/s 4(2)(L)(C)**	Not Provided	
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 26.12.2017
		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	26.12.2017 (Expired)
	License no. 92 of 2014	13.08.2014	12.08.2024
iii)	**Building plan Approval**	28.04.2015	27.04.2020
iv)	**Environmental Clearance**	20.05.2016	19.05.2026
v)	**Airport height clearance**	30.10.2015	29.10.2020
vi)	**Fire scheme approval**	Not submitted	
vii)	**Service plan and estimate approval**	Not submitted	

20.	**File Status**	**Date**
	Project received on	30.09.2022
	First notice sent on	12.10.2022
	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. <u>Proceedings dated 18.10.2022</u> 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.	
21.	**Deficit documents**	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. Renewal of license no. 111 of 2013 dated 27.12.2013 need to be provided. 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. 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. Copy of executed BBA needs to be submitted. 11. Reasons for delay of the project needs to be mentioned along with supporting documents. 12. Copy of DD submitted at the time of registration needs to be provided. 13. Copy of approved AAI NOC need to be submitted. 14. The legal capacity of the promoter needs to b clarified with the supporting documents. 15. Copy of approved fire scheme approval need to be provided. 16. Copy of approved building plans BR-III need to be submitted. 17. Copy of approved service estimates and plans needs to be submitted. 18. Cost of the land needs to be clarified according to the area applied for the registration. 19. Financial resources of the project need to be clarified. 20. CA certificate for non-default in payment needs to be provided. 21. Bank undertaking needs to be provided. 22. Quarterly schedule of estimated expenditure needs to be corrected. 23. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. 24. Non encumbrance certificate not below the rank of tehsildar/ requisite charge form needs to be submitted. 25. MOA, AOA and COI need to be provided. 26. KYC of directors and authorised person needs to be provided.

		27. Annual Statement of Accounts for the last 3 financial year needs to be provided. 28. Certificate by CA regarding Expenditure incurred till date needs to be provided. 29. Details of all authorized signatories to operate the bank account needs to 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.

Planning Executive
(Prachi Singh)

Chartered Accountant
(Asha)

Day and Date of hearing	Tuesday and 15.11.2022
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

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.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

(Vijay Kumar Goyal)
Member, HARERA, Gurugram