

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	201 of 2022 dated 01.12.2022 30.11.2027
	ii)	Zoning Plan Approval	N/A N/A
	iii)	Layout plan Approval	Drg. No. 8815 dated 05.12.2022 N/A
	iv)	Environmental Clearance	N/A N/A
	v)	Architectural Control Sheet	Applied on 11.01.2023
	vi)	Service plan and estimate approval	LC-4495/JE(S))/2023/7385 dated 13.03.2023
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/- 3. Rs 5,76,323/-	
	DD no. and date	1. 506623 dated 21.01.2023. 2. 506624 dated 21.01.2023. 3. 506687 dated 28.02.2023.	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	Nil	



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
	Third hearing on	27.03.2023
	Fourth hearing on	29.03.2023
	Fifth hearing on	10.04.2023
17.	Case History:- 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. The application for registration was scrutinized and 1 st 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. 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. On 27.02.2023 , Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Naveen Singla (CA) is present on behalf of the promoter. The AR of the promoter seeks one month time to comply with the deficiencies pointed out. The matter to come up on 27.03.2023. On 27.03.2023 , the matter was adjourned to 29.03.2023. On 29.03.2023 , Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Naveen Singla (CA) is present on behalf of the promoter. The AR submits that additional and deficit documents have been submitted on 22.03.2023 and office to examine the same and to put up updated status. The AR further requests two weeks time for submission of approved architectural control sheet. The matter to come up on 10.04.2023. The promoter has submitted a reply on 22.03.2023 which is scrutinized and the status of documents is mentioned below:	
18.	Present compliance status as on 10.04.2023 of the deficiencies conveyed in the last hearing dated 29.03.2023.	<ol style="list-style-type: none">1 Deficit Fee – Rs 5,76,323/- Status: Submitted vide DD no. 506687 dated 28.02.2023.2 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 submitted3 Online DPI needs to be corrected. Status: Not submitted4 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: Submitted but needs to be revised.5 Approved Architectural control sheet needs to be submitted. If applied than copy of the same needs to be submitted. Status: Not submitted. However, applied on 11.01.2023.6 Approved service plan and estimates needs to be submitted. If applied than copy of the same needs to be submitted.

		<p>Status: Submitted. Memo no. LC-4495/JE(SJ)/2023/7385 dated 13.03.2023.</p> <p>7 Tree cutting permission/ Affidavit needs to be submitted. Status: Affidavit submitted that no trees exists over the licensed land.</p> <p>8 Power line shifting NOC needs to be submitted. Status: Affidavit submitted that no requirement of shifting the line and all norms shall be followed while raising construction.</p> <p>9 Electrical load availability needs to be submitted. Status: Not submitted. However, applied dated 20.12.2022.</p> <p>10 Mutation, Jamabandi and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted</p> <p>11 Information regarding the entry of license in the revenue record needs to be submitted. Status: Submitted</p> <p>12 Non-encumbrance issued by tehsildar/ revenue officer needs to be submitted. Status: Submitted issued by Naib Tehsildar.</p> <p>13 Land Title search report needs to be submitted. Status: Submitted</p> <p>14 Project report needs to be revised. Status: Needs to be revised with project cost details and to be authenticated.</p> <p>15 Pert chart needs to be revised. Status: Needs to be revised and authenticated.</p> <p>16 Demarcation plan superimposed on the approved layout plan needs to be submitted. Status: Not submitted</p> <p>17 Application form needs to be revised. Status: Not submitted</p> <p>18 Allotment form needs to be revised. Status: Not submitted</p> <p>19 Builder Buyer agreement needs to be revised. Status: Not submitted</p> <p>20 Draft brochure needs to be submitted. Status: Not submitted</p> <p>21 Quarterly schedule of estimated expenditure needs to be provided. Status: Not submitted</p> <p>22 Copy of paid challan of EDC, IDC, Conversion charges and license fee needs to be provided. Status: Not submitted</p> <p>23 Cash flow statement needs to be provided. Status: Needs to be revised.</p> <p>24 The board resolution for operation of bank account is needs to be provided. Status: Submitted</p>
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	25 Project Proponent needs to be provided. Status: Not submitted
Remarks	<ol style="list-style-type: none">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 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 resubmitted.4 Approved Architectural control sheet needs to be submitted. If applied than copy of the same needs to be submitted.5 Electrical load availability needs to be submitted.6 Project report needs to be revised.7 Pert chart needs to be revised.8 Demarcation plan superimposed on the approved Layout plan needs to be submitted.9 Application form needs to be revised.10 Allotment form needs to be revised.11 Builder Buyer agreement needs to be revised.12 Draft brochure needs to be submitted.13 Quarterly schedule of estimated expenditure needs to be provided.14 Copy of paid challan of EDC, IDC, Conversion charges and license fee needs to be provided.15 Cash flow statement needs to be revised.16 Project Proponent needs to be provided.


(Asha)

Chartered Accountant


(Sumeet)

Engineer Executive

Day and Date of hearing

Monday and 10.04.2023

Proceeding recorded by

Ram Niwas

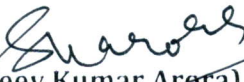
PROCEEDINGS OF THE DAY


Proceedings dated: 10.04.2023.

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


A request for adjournment has been received vide letter dated 06.04.2023.

The matter to come up on 01.05.2023.


(Sanjeev Kumar Arora)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA