

Hearing brief for project registration u/s 4

S.No.	Particulars	Details
1.	Name of the project	Hill Square
2.	Name of the promoter	M/s Supertech Limited.
3.	Nature of the project	Commercial (Distinct Commercial Component of Residential Plotted Colony)
4.	Location of the project	Sector- 02, Sohna, Gurugram
5.	Legal capacity to act as a promoter	Collaborator
6.	Name of license holder	M/s Dolphin Buildwell Pvt. Ltd and Others
7.	Status of project	Ongoing
8.	Whether registration applied for whole	Whole Project
9.	Phase no. (if applicable)	N/A
10.	Online application ID	RERA-GRG-PROJ-1172-2023
11.	License no.	124 of 2014 dated 23.08.2014 valid upto 22.08.2024
12.	Total licensed area	100.36875 acres Area to be registered 2 acres
13.	Fee details	
	Registration fee	14,163.98 * 1.75 * 20 = Rs 4,95,739/-.
	Processing fee	14,163.98 * 10 = Rs 1,41,640/-
	Late fee	N/A
	Total	Rs. 6,37,379/-
	DD Details	
	DD amount	Rs. 53,359/-
	DD no. and date	519233 dated 04.10.2022
	Name of the bank issuing	Karnataka Bank Limited
	RTGS	HDFC/CR52022082390660020 dated 23.08.2022 amounting to Rs. 6,36,266/-.
	Deficient amount	Rs 1113/-
14.	File Status	Date
	File received on	06.02.2023
	First hearing on	27.02.2023
	Second hearing on	20.03.2023
15.	Case History:	
	The Promoter M/s Supertech Ltd. who is a Collaborator applied for the registration of real estate commercial colony (Distinct Commercial Component of Residential Plotted Colony) namely "Hill Square" located at Sector-02, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 48758 dated 06.02.2023 and RPIN-585. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1172-2022. The project area for registration is 2 acres commercial part of that of the licensed area i.e., 100.36875 acres vide License no - 124 of 2014 dated 23.08.2014.	

**HARERA****GURUGRAM****Project - Hill Square****RERA-GRG-1172-2022**

The application for registration was scrutinized and it was found that the area applied for registration is distinct commercial component admeasuring 2 acres of the residential plotted colony. The license no. 124 of 2014 was issued for the development of the residential plotted colony and the residential plotted colony is not registered with the Authority nor any completion certificate has been obtained for the same, which needs to be registered before getting registration of distinct commercial component.

Further, it is also found that all the directors of the company are insolvent and Mr. Hitesh Goel has been appointed as IRP for the promoter company M/s Supertech Limited. No documents have been submitted regarding the insolvency of the company.

The hearing was fixed for 27.02.2023 for further necessary directions.

On 27.02.2023, Sh. Sumeet, Engineer Executive and Ms. Asha Chartered Accountant briefed about the facts of the case. Sh. Rakesh Aggarwal (RA) is present on behalf of the promoter. Since the company is under NCLT proceedings and moratorium has been announced against the company, the applicant is directed to clarify the capacity under which the application for registration of new project has been made. The matter to come up on 20.03.2023.

No reply has been submitted by the promoter.


Asha
Chartered Accountant

Sumeet
Engineering Officer

Day and Date of hearing	Monday and 20.03.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

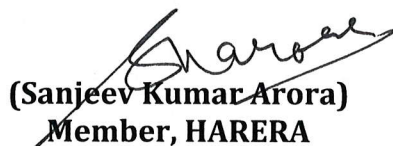
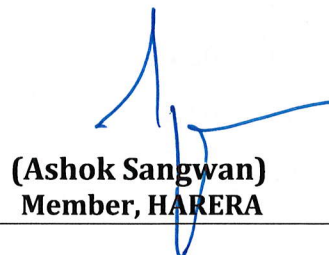
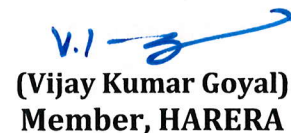
Proceedings dated: 20.03.2023.

Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case.

Sh. Rakesh Aggarwal (AR) is present on behalf of the promoter.

This is the first case of its kind and has legal implications. In reference to the earlier proceedings before the Authority, the applicant has submitted an application clarifying the legal capacity under which the registration is being sought. It is decided to refer the matter to Advocate General for advice as the company M/s Supertech is under CIRP proceedings and IRP for the project has been appointed.

The matter to come up on 17.04.2023.


(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA