

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.	
	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
	Third hearing on	27.03.2023
	Fourth hearing on	29.03.2023
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>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.</p> <p>The promoter has submitted a reply on 22.03.2023 which needs to be scrutinized.</p>	
18.	Present compliance status as on 29.03.2023 of the deficiencies conveyed in the last hearing dated 27.02.2023.	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

		<p>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</p> <p>5 Approved Architectural control sheet needs to be submitted. If applied than copy of the same needs to be submitted. Status: Not submitted</p> <p>6 Approved service plan and estimates needs to be submitted. If applied than copy of the same needs to be submitted. Status: Not submitted</p> <p>7 Tree cutting permission/ Affidavit needs to be submitted. Status: Not submitted</p> <p>8 Power line shifting NOC needs to be submitted. Status: Not submitted</p> <p>9 Electrical load availability needs to be submitted. Status: Not submitted</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: Not submitted</p> <p>11 Information regarding the entry of license in the revenue record needs to be submitted. Status: Not submitted</p> <p>12 Non-encumbrance issued by tehsildar/ revenue officer needs to be submitted. Status: Not submitted</p> <p>13 Land Title search report needs to be submitted. Status: Not submitted</p> <p>14 Project report needs to be revised. Status: Not submitted</p> <p>15 Pert chart needs to be revised. Status: Not submitted</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>
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	<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: Not submitted</p> <p>24 The board resolution for operation of bank account is needs to be provided. Status: Not submitted</p> <p>25 Project Proponent needs to be provided. Status: Not submitted</p>
Remarks	The promoter has submitted a reply on 22.03.2023 which needs to be scrutinized.


(Asha)

Chartered Accountant


(Sumeet)

Engineer Executive

Day and Date of hearing

Wednesday and 29.03.2023

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 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 24.03.2023 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.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA