



HARERA
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

**Promoter Name M/S Mahira Homes Pvt Ltd.
Project Name Mahira Homes 88 B**

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

SNo.	Particulars	Details
1.	Name of the project	Mahira Homes 88B
2.	Name of the promotor	M/s Mahira Homes Pvt. Ltd.
3.	Nature of the project	Affordable Group Housing Project
4.	Location of the project	Revenue estates of Village Harsaru, Sector 88B, Gurugram
5.	Legal capacity to act as a promoter	Collaborator
6.	Name of the license holder (6.675 acres)	Blossom Properties Pvt. Ltd. Mendell Developers Pvt. Ltd. Vaibhav Warehousing Pvt. Ltd. Vatika Ltd. Feldon Developers Pvt. Ltd. Ignacio Developers Pvt. Ltd.
	Name of the license holder (3.4 acres)	Bacon Developers Pvt. Ltd
7.	Name of Collaborator (6.675 + 3.4 acres)	M/s Mahira Homes Pvt. Ltd.
8.	Whether registration applied for whole	Applied for registration for the whole project. (6.675 acres already registered vide no 51 of 2023 dated 03.04.2023)
9.	Status of project	New
10.	Online Application ID	RERA-GRG-1354-2023
11.	Date of completion of project as per REP-II/4(2)(I)(c)	31.12.2027
12.	QPR Compliance (If applicable)	NA
13.	4(2)(I)(d) Compliance (If applicable)	NA
14.	License no.	09 of 2022 dated 31.01.2022 61 of 2023 dated 27.03.2023
		Valid up to 30.01.2027 Valid up to 26.03.2028
15.	Total licensed area	10.075 Acres
	Area to be registered	10.075 acres (6.675 Acres already registered vide no 51 of 2023 dated 03.04.2023)
16.	Fee details	
	Registration Fee	2.37 x 92,764.4857 x 10

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament
भूसंपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



		= Rs. 21,98,518/- 1.87 x 3049.7466 x 20 = Rs. 1,14,061/- 21,98,518 + 1,14,061 = Rs. 23,12,579/-	
	Processing Fee	95,814.2323 x 10 = Rs. 9,58,142/-	
	Total Fee	Rs. 32,70,721/-	
17.	Online payment	Rs 15,80,000/-	
	Reference no and date	718136028 dated 10.04.2023	
	Registration fee already paid (6.675 acres) which is to be adjusted and consider now.	Rs 15,32,156 /-	
	Processing fee paid (6.675acres) which is to be forfeited now	Rs. 6,34,799/-	
	Payment done at the time of registration (6.675 acres)	1. 10,00,000/- 2. 11,66,955/- Total - Rs. 21,66,955/-	
	DD no. and date	1. 000339 dated 11.02.2022 2. 000352 dated 11.03.2022	
	Name of the bank issuing	Axis Bank	
	Total Payment done	15,80,000+21,66,955-6,34,799 = Rs 31,12,156/-	
	Deficient amount	Rs. 1,58,565/-	
18.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Validity up to
	i)	License Approval	09 of 2022 dated 31.01.2022 30.01.2027
		61 of 2023 dated 27.03.2023	26.03.2028
	ii)	Zoning Plan Approval	DTCP 9102 dated 27.03.2023
	iii)	Building plan Approval	ZP- 1547/SD(DK)/2022/12703 dated 10.05.2022 09.05.2027
		Revised building plan	ZP- 10.04.2028



	approval	1547/SD(DK)/2023/18804 dated 11.04.2023	
iv)	Environmental Clearance	SEIAA/HR/2016/372 dated 30.05.2016	
v)	Airport height clearance (6.675 acres)	PALM/NORTH/B/021322/65 4469 dated 21.02.2022	20.02.2030
	Airport height clearance (3.4 acres)	Not Submitted	
vi)	Revised Fire scheme approval	Applied on 07.04.2023	
vii)	Revised Service plan and estimate approval	Applied on 27.02.2023	
viii)	Electricity load availability connection (6.675 acres)	Applied on 07.02.2022	
	Electricity load availability connection (3.4 acres)	Not submitted	
19.	File Status	Date	
	Project received on	10.04.2023	
	First notice sent on	13.04.2023	
	First hearing on	17.04.2023	
19.	Case history- The promoter i.e., M/s Mahira Homes Pvt. Ltd. applied for registration of their affordable group housing project namely 'Mahira Homes 88B' admeasuring an area of 10.075 acres (6.675 Acres already registered with the authority vide RC no 51 of 2023) located at the revenue estate of village Harsaru, Sector- 88B, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016. This application of registration pertains to license no. 61 of 2023(in addition to license no 09 of 2022 for an area admeasuring 6.675 acres dated 31.01.2022) for an area admeasuring 3.4 acres dated 27.03.2023 valid up to 26.03.2028 granted by DTCP in favour of bacon developers Pvt. Ltd., in collaboration with m/s Mahira Homes Pvt. Ltd. The current application pertains to 1462 dwelling units and 107 commercial units being developed by M/s Mahira Homes Pvt Ltd. The application was scrutinized and the deficiencies along with the date of hearing were conveyed to the promoter through first deficiency notice vide no. HARERA/GGM/RPIN/602 dated 13.04.2022. A complaint by Sh. Neeraj Chaudhary has been received in the Authority dated 13.04.2023 wherein multiple allegations has been accused on the promoter and the complainant further request to immediately cancellation of RERA registration no 51 of 2023 granted to the Mahira group company after the blacklisting order dated 09.05.2022 for various forgeries with the Department of Town & Country planning, Haryana and processing the RERA application without sanction of building plans and without completing the investigations and findings in		



the complaint no RERA-GRG-1852-2022. Further, the complainant prayer to pass an order to restrain the blacklisted developer/promoter from illegally advertising and launching the project in license no 09 of 2022 and 61 of 2023 in sector 88B, gurugram (6.675+3.4 acres) and further requests to pass an order of status quo to be maintained on RERA registration no 51 of 2023 during the pendency of this appeal.

Complainant further appeal to pass an order to cancel all the RERA registrations granted to the group companies of Mahira Homes Pvt. Ltd.

20.

Present compliance status as on 17.04.2023 of deficient documents against the deficiency notice issued dated 13.04.2023.

1. Deficit fees of Rs 1,58,565/- needs to be submitted.
2. Correction in REP-I (A-H) form needs to be done.
3. Correction in online DPI needs to be done.
4. Airport height clearance for 3.4 acres needs to be submitted.
5. Approved fire scheme plans along with sanction letter needs to be submitted.
6. Approved service plans and estimates needs to be submitted.
7. Forest NOC for 3.4 acres needs to be submitted.
8. Electrical load availability connection needs to be submitted.
9. HUDA construction water NOC needs to be submitted.
10. Sewerage connection NOC needs to be submitted.
11. Storm water NOC needs to be submitted.
12. Water supply NOC needs to be submitted.
13. A complete set of approved building plans needs to be submitted.
14. Information regarding entry into revenue department needs to be submitted.
15. Non encumbrance certificate needs to be submitted.
16. Akshijra, mutation, Jamabandi needs to be certified latest dates.
17. Legible copy of aadhar of Mr. Satish Kumar (Director) needs to be provided.
18. KYC of Project proponents needs to be provided.
19. Cash flow statement needs to be provided.
20. Finance resources needs to be met the finance cost of the project. Needs to be corrected.
21. Quarterly Statement of expenditure needs to be provided.
22. Net cash flow statement needs to be provided.
23. Undertaking regarding 10% auto deduct of EDC from separate bank account needs to be provided.



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Promoter Name
Project Name

M/S Mahira Homes Pvt Ltd.
Mahira Homes 88B

		24. Quarterly statement of expenditure needs to be provided. 25. CA certificate for expenditure incurred and to be incurred needs to be corrected. 26. Project report needs to be revised. 27. Sales deed needs to be provided.
21.	Remarks	No reply received
(Asha) Chartered Accountant		(Shashank Sharma) Associate Engineer Executive

Day and Date of hearing	Thursday and 17.04.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 17.04.2023.

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.

Sh. Amit Singh (AR) is present on behalf of the promoter.

The AR of the promoter stated that they have submitted a reply on 13.04.2023 which needs to be scrutinized. A copy of complaint has handed over to the AR of the promoter and DTCP has granted the additional license under Construction linked plan. The AR is directed to file reply within 2 days and the matter to come up on 24.04.2023.

(Sanjeev Kumar Arora)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA

