

PROJECT HEARING BRIEF FOR EXTENSION OF 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	Blossom Properties Pvt. Ltd. Mendell Developers Pvt. Ltd. Vaibhav Warehousing Pvt. Ltd. Vatika Ltd. Feldon Developers Pvt. Ltd. Ignacio Developers Pvt. Ltd.	
7.	Whether registration applied for whole	Applied for registration for the whole project.	
8.	Status of project	Ongoing	
9.	Online Application ID	RERA-GRG-10192022	
10.	Date of completion of project as per REP-II/4(2)(I)(c)	31.12.2026	
11.	QPR Compliance (If applicable)	NA	
12.	4(2)(I)(d) Compliance (If applicable)	NA	
13.	License no.	09 of 2022 dated 31.01.2022	Valid up to 30.01.2027
14.	Total licensed area	6.675 Acres	Area to be registered 6.675 Acres
15.	Fee details		
	Registration Fee	2.37 x 61594.349 x 10 = Rs. 14,56,587/- 1.87 x 2020.552 x 20 =0 Rs. 75,569/- =1456587 + 75569 = Rs. 15,32,156/-	
	Extension Fee	Nil	
	Processing Fee	63479.901 x 10	

		= Rs. 6,34,799/-	
	Late Fee	NA	
	Total Fee	Rs. 21,66,955/-	
16.	DD amount	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 issuing bank	Axis Bank	
	Deficit fee	NIL	
	17.	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
	ii)	Zoning Plan Approval	DTCP 8140 dated 31.01.2022
	iii)	Building plan Approval	ZP- 1547/SD(DK)/2022/12703 dated 10.05.2022 09.05.2027
	iv)	Environmental Clearance	
	v)	Airport height clearance	PALM/NORTH/B/021322/65 4469 dated 21.02.2022 20.02.2030
	vi)	Fire scheme approval	Applied on 17.02.2023
	vii)	Service plan and estimate approval	Applied on 04.02.2022
	viii)	Electricity load availability connection	Applied on 07.02.2022
18.	File Status	Date	
	Project received on	24.02.2022	
	First notice sent on	07.03.2022	
	First hearing on	15.03.2022	
	Second hearing on	28.03.2022	
	Third hearing on	31.03.2022	
	First Reply Submitted on	31.03.2022	
	Fourth hearing on	02.04.2022	
	Fifth hearing on	06.05.2022	



	Second Reply Submitted on	14.02.2023
	Third Reply Submitted on	17.02.2023
	Sixth hearing on	13.03.2023
19.	Case history- <p>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 6.675 acres located at the revenue estate of village Harsaru, Sector- 88B, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application of registration pertains to license no. 09 of 2022 dated 31.01.2022 granted by DTCP in favour of Blossom Properties Pvt. Ltd., Mendell Developers Pvt. Ltd., Vaibhav Warehousing Pvt. Ltd., Vatika Ltd., Feldon Developers Pvt. Ltd. and Ignacio Developers Pvt. Ltd. in collaboration with Vatika Ltd.</p> <p>Later, permission for change of developer from Vatika Ltd. to M/s Mariha Homes Pvt. Ltd was granted by DTCP vide memo no. LC-4527/Asstt.MS)2022/5432 dated 23.02.2022.</p> <p>As per the applied building plans submitted in the authority by the promoter, the project consists of seven residential towers (Tower A1, Tower A2, Tower A3, Tower A4, Tower A5, Tower A6 and Tower B1) comprising of 962 dwelling units and one commercial block.</p> <p>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/444 dated 07.03.2022.</p> <p>No reply to the above deficiency notice has been received in the authority yet.</p> <p>Proceedings dated 15.03.2022</p> <p>Ar. Neeraj Gautam, Associate Architectural Executive, briefed the facts of the case.</p> <p>None is present on the behalf of the promoter. An application for adjournment has been received with a request to fix the next date of hearing. The applicant promoter has already been conveyed the deficiencies vide letter dated 07.03.2022 and the promoter is advised for submitting the requisite pending approvals and rectification of the observations within a period of 10 days before the case is further considered on the next date of hearing on 28.03.2022.</p> <p>On 28.03.2022, the matter was adjourned to 31.03.2022.</p> <p>Scrutiny of reply dated 31.03.2022</p> <ol style="list-style-type: none">1. Deficit fee of Rs. 11,66,955/- needs to be paid. Status: Paid2. Airport height clearance needs to be submitted. Status: Submitted3. PERT chart needs to be revised. Status: Submitted	

4. Annual report for the financial year 2020-21 needs to be submitted.
Status: Submitted
5. Directors report for the preceding three years needs to be submitted.
Status: Submitted
6. CA Certificate for expenditure incurred up to the date of registration needs to be submitted.
Status: Submitted
7. CA certificate for source of finance up to the date of registration needs to be provided.
Status: Submitted
8. Promoter affidavit keeping in view of section 4(2)(I)(D) of Real Estate (Regulation and Development) Act, 2016 needs to be submitted.
Status: Submitted
9. An undertaking from the promoter regarding EDC to ensure that the 10% of total receipts in project RERA account should be transferred in state treasury account until it is fully paid needs to be submitted.
Status: Submitted.

Proceedings dated 02.04.2022

Ar. Neeraj Gautam, Associate Architectural Executive, briefed the facts of the case.

None is present on the behalf of the promoter. Keeping in view the deficiencies as have been mentioned above, the Authority decided to issue show cause notice under section 5(1)(b) of Act, 2016 read with rule 5(1) of Haryana Rules, 2017 as why the application for grant of registration of the project under reference be not rejected. An opportunity of hearing is granted at 2.00 PM on 09.05.2022.

Proceedings dated 06.05.2022

The promoter was issued a show-cause notice under section 5(1)(b) of Act, 2016 read with rule 5(1) of Haryana Rules, 2017 as to why the application for grant of registration of the project under reference be not rejected with an opportunity of hearing on 09.05.2022. Meanwhile, the authority received a complaint submitted vide Dak ID 31490 dated 22.04.2022 against Mahira Group with a request to immediately pass an order for suspension/processing of pending RERA application of M/s Mahira Homes Pvt Ltd for License no. 09 of 2022 for Sector 88B, Gurugram, Haryana. Accordingly, the Authority decides to issue a notice to the promoter under section 35 of the Act to furnish the para-wise information reply regarding the allegations made in the complaint in writing. The application for registration of project Mahira Homes 88B is moved to sine die till the investigation is over.

Document submitted dated 14.02.2023

The promoter has requested for revival of the above-mentioned project which was put in sine-die on 06.05.2022. The promoter has submitted a copy of order passed by DTCP dated 03.02.2023 in which the matter was subsequently submitted for information and concurrence of the Government. The matter has accordingly been considered afresh at the level of the Government for its concurrence. The withdrawal of blacklisting orders as conveyed vide orders dated 21.07.2022 and 26.08.2022 are accordingly hereby affirmed. The documents submitted by the promoter and the copy of orders are attached herewith.

19.	Present compliance status as on 27.02.2023 of	1. Online corrections in REP-I (Part A-H) needs to be done. Status - Submitted but need to be revised.
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	<p>deficient documents as observed on last hearing i.e., 06.05.2022</p>	<ol style="list-style-type: none">2. Corrections in detailed project information needs to be done Status - Submitted but need to be revised.3. Fresh agreement LC- IV and bilateral agreement executed on behalf of new entity i.e., M/s Mahira Homes Pvt. Ltd. needs to be submitted. Status -Submitted4. Land title search report needs to be submitted. Status - Submitted5. Environmental clearance needs to be submitted. Status - Submitted6. Approved fire scheme plans along with sanction letter need to be submitted. Status - Applied on 17.02.20237. Building plan approval letter (BR-III) along with complete set of approved building plans need to be submitted. Status - Submitted8. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. Status - Applied on 04.02.20229. Electrical load availability connection needs to be submitted. Status - Applied on 07.02.202210. HUDA construction water NOC needs to be submitted. Status - Not Submitted11. Sewerage connection NOC needs to be submitted. Status - Not Submitted12. Quarterly Statement of expenditure needs to be corrected. Status - Not Submitted13. Net cash flow statement needs to be corrected. Status - Submitted.
20.	Remarks	<ol style="list-style-type: none">1. Online corrections in REP-I (Part A-H) needs to be done.2. Corrections in detailed project information needs to be done3. Approved fire scheme plans along with sanction letter need to be submitted (The promoter has submitted an undertaking to submit the approved fire scheme within 60 days from the date of grant of registration)4. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. (The promoter has submitted an undertaking to submit the approved service estimates and plans within 60 days from the date of grant of registration)5. Electrical load availability connection needs to be submitted. (The promoter has submitted an undertaking to submit the

	<p>electrical load availability connection within 60 days from the date of grant of registration)</p> <p>6. HUDA construction water NOC needs to be submitted. (The promoter has submitted an undertaking to submit the HUDA construction NOC within 60 days from the date of grant of registration)</p> <p>7. Sewerage connection NOC needs to be submitted. (The promoter has submitted an undertaking to submit the Sewerage connection NOC within 60 days from the date of grant of registration)</p> <p>8. Quarterly Statement of expenditure needs to be corrected.</p>
<p><i>Asha</i> (Asha) Chartered Accountant</p>	<p><i>Shashank</i> (Shashank Sharma) Associate Engineer Executive</p>

Day and Date of hearing	Thursday and 13.03.2023
Proceeding recorded by	Sh. Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceedings dated 13.03.2023 Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project Sh. Amit (AR) is present on behalf of promoter. The promoter undertakes to clear all deficiencies/undertakings within three days. The matter to come up on 20.03.2023.</p>	
<p><i>Sanjeev Kumar Arora</i> (Sanjeev Kumar Arora) Member, HARERA</p>	<p><i>Ashok Sangwan</i> (Ashok Sangwan) Member, HARERA</p>
<p><i>Vijay Kumar Goyal</i> (Vijay Kumar Goyal) Member, HARERA</p>	<p><i>Arun Kumar Gupta</i> (Arun Kumar Gupta) Chairman, HARERA</p>