

**PROJECT HEARING BRIEF**

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	Whole	
8.	Date of completion of project as per REP-II	31.01.2026	
9.	License no.	09 of 2022 dated 31.01.2022	
10.	Total licensed area	6.675 Acres	Area to be registered 6.675 Acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Date of approval
	i)	License Approval	31.01.2022
	ii)	Zoning Plan Approval	31.01.2022
	iii)	Building plan Approval	Not submitted
	iv)	Environmental Clearance	Not submitted
	v)	Airport height clearance	Not submitted
	vi)	Fire scheme approval	Not submitted
	vii)	Service plan and estimate approval	Not submitted
	viii)	Electricity load availability connection	Applied 07.02.2022
			Validity up to 30.01.2027

Project  
Promoter

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

12.	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

**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 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.

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.

Later, permission for change of developer from Vatika Ltd. to M/s Mahira Homes Pvt. Ltd was granted by DTCP vide memo no. LC-4527/Asstt.MS)2022/5432 dated 23.02.2022.

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.

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.

No reply to the above deficiency notice has been received in the authority yet.

**Proceedings dated 15.03.2022**

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



**HARERA**  
**GURUGRAM**

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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.

On 28.03.2022, the matter was adjourned to 31.03.2022.

**Scrutiny of reply dated 31.03.2022**

1. Deficit fee of Rs. 11,66,955/- needs to be paid.  
**Status: Paid**
2. Airport height clearance needs to be submitted.  
**Status: Submitted**
3. 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**

13. Deficit documents

1. Online corrections in REP-I (Part A-H) needs to be done.

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**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

भू-संपदा (नियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



**HARERA**  
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	<ol style="list-style-type: none"><li>2. Corrections in detailed project information needs to be done</li><li>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.</li><li>4. Land title search report needs to be submitted.</li><li>5. Environmental clearance needs to be submitted.</li><li>6. Approved fire scheme plans along with sanction letter need to be submitted.</li><li>7. Building plan approval letter (BR-III) along with complete set of approved building plans need to be submitted.</li><li>8. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.</li><li>9. Electrical load availability connection needs to be submitted.</li><li>10. HUDA construction water NOC needs to be submitted.</li><li>11. Sewerage connection NOC needs to be submitted.</li><li>12. Quarterly Statement of expenditure needs to be corrected.</li><li>13. Net cash flow statement needs to be corrected.</li></ol>
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*Prashant*  
21/4/2022  
Associate Architectural Executive

<b>Day and Date of hearing</b>	Saturday and 02.04.2022			
<b>Proceeding recorded by</b>	Sh. Ram Niwas			
<b>REPRESENTED THROUGH</b>				
<b>Sr. no.</b>	<b>Name</b>	<b>Designation</b>	<b>Mobile No.</b>	<b>E-mail</b>
<b>PROCEEDINGS OF THE DAY</b>				

New PWD Rest House, Civil Lines, Gurugram, Haryana

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Project  
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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.

  
V.K. Goyal  
(Member)

  
Dr. K.K. Khandelwal  
(Chairman)

New PWD Rest House, Civil Lines, Gurugram, Haryana

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