Project Name- Micasa
Temp-ID-1176-2022

PROJECT HEARING BRIEF FOR EXTENSION OF REGSITRTAION U/S 6 OF THE ACT, 2016				
S No.	**Particulars**	**Details**		
1.	**Name of the project**	Micasa		
2.	**Name of the promotor**	M/s Pareena Infrastructure Pvt Ltd.		
3.	**Nature of the project**	Group Housing Colony		
4.	**Location of the project**	Sector-68, Gurugram		
5.	**Legal capacity to act as a promoter**	Collaborator		
6.	**Name of the license holder**	M/s Pareena Infrastructures Pvt Ltd. and others		
7.	**Whether registration applied for whole/Phase**	Whole Project		
8.	**Status**	Ongoing		
9.	**Online Application ID**	RERA-GRG-1176-2022		
10.	**Project Completion Date as declared u/s 4(2)(L)(C)**	30.12.2022		
11.	**QPR Compliance (If applicable)**	Not submitted		
12.	**4(2)(L)(D) Compliance (If applicable)**	Audit report for the financial year 2018-2019,2019-20 and 2021-2022 is not submitted.		
13.	**Date of completion of project as per REP-II**	30.06.2022 + 6 months covid = (30.12.2022)		
14.	**License no.**	1. 111 of 2013 dated 27.12.2013		Renewed up to 26.12.2024
		2. 92 of 2014 dated 13.08.2014		Renewed up to 12.08.2024
		3. 94 of 2014 dated 13.08.2014		Renewed up to 12.08.2024
15.	**Total licensed area**	13.48275 Acres	**Area to be registered**	12.25085 Acres
16.	**RERA Registration Number**	99 of 2017 dated 28.08.2017		30.06.2022 + 6 months covid = (30.12.2022)
17.	**Extension applied upto**	12.08.2024(3 years)		
18.	**Fee Calculation**	Registration Fee: - ₹ 15,13,968/- Extension Fee: - ₹7,61,322/-		

		Processing Fee: - ₹8,67,603/- **Total = ₹31,51,569/-** **Paid by the promoter** **= ₹31,51,569/-** Fee deficit = Nil		
19.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No.	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License no. 111 of 2013**	27.12.2013	26.12.2024
		License no. 92 of 2014	13.08.2014	12.08.2024
	iii)	**Building plan Approval**	28.04.2015	27.04.2020 (Expired)
	iv)	**Environmental Clearance**	20.05.2016	19.05.2026
	v)	**Airport height clearance**	30.10.2015	29.10.2020
	vi)	**Fire scheme approval**	24.11.2015	
	vii)	**Service plan and estimate approval**	20.12.2022	
20.	**File Status**		**Date**	
	Project received on		30.09.2022	
	First notice sent on		12.10.2022	
	1st hearing on		18.10.2022	
	2nd hearing on		15.11.2022	
	3rd hearing on		21.11.2022	
	4th hearing on		19.12.2022	
	1st reply submitted on		19.12.2022	
	5th hearing on		03.01.2023	
	6th hearing on		17.01.2023	
	2nd reply submitted on		23.01.2023	
	3rd reply submitted on		27.01.2023	
	7th hearing on		31.01.2023	
	8th hearing on		01.02.2023	
	4th reply submitted on		15.02.2023	
	9th hearing on		14.02.2023	

10th hearing on	06.03.2023
11th hearing on	20.03.2023
12th hearing on	10.04.2023
5th reply submitted on	13.04.2023

Case History:

An application regarding extension of registration of group housing colony namely "Micasa" situated at Sector-68, Gurugram, Haryana being developed by M/s Pareena Infrastructures Pvt Ltd. was submitted on 30.09.2022 under section 6 of Real Estate (Regulation and Development), Act 2016.

This application for extension of registration falls under following licenses as under; -

1. 111 of 2013- 10.119 acres
2. 92 of 2014- 0.6375 acres
3. 94 of 2014- 2.72625 acres

The total licensed area comes out to be 13.48275 acres out of which 12.25085 acres is registered with Interim RERA, Panchkula vide RC no. 99 of 2017 dated 28.08.2017 valid up to 30.06.2022 + 6 months covid = (30.12.2022).

On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/31 dated 12.10.2022. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 18.10.2022. The promoter has not submitted the reply till date.

Proceedings dated 18.10.2022

Ms. Prachi Singh, Planning Executive briefed about the facts of the project. None is present on behalf of the promoter. Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above. Deficit fee, if any be also paid before the next date of hearing along with proof of having deposited the deficit fee. The promoter has requested for adjournment for 15 days. Last opportunity is provided. The matter to come up on 15.11.2022.

Proceedings dated 15.11.2022

Ms. Prachi Singh, Planning Executive briefed about the facts of the project. None is present on behalf of the promoter despite service of the notice and conveying of the deficiencies notice which includes non-payment of requisite fee, legal capacity as well as number of other deficiencies conveyed. A 30 days SCN be issued to the applicant as to why the application be not rejected and the processing fee be forfeited. The concerned Planning Executive to ensure issuance of the show cause notice within next three days under signatures of Secretary, HARERA. The matter to come up on 19.12.2022.

Proceedings dated 19.12.2022

The AR of the promoter is directed to remove the deficiencies. The matter to come up on 03.01.2023.

Proceedings dated 03.01.2023

The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from the filing of information in online detailed project information. The matter is adjourned to 17.01.2023.

	Proceedings dated 17.01.2023 The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from the filing of information in online detailed project information. The matter is adjourned to 31.01.2023. **Proceedings dated 31.01.2023** The matter is adjourned to 01.02.2023. **Proceedings dated 01.02.2023** The matter is adjourned to 14.02.2023. **Proceedings dated 14.02.2023** Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Kamal Soni (AR) is present on behalf of the promoter. The promoter is directed to rectify the deficiencies and submit the required documents before the next date of hearing. The matter to come up on 06.03.2023. **Proceedings dated 06.03.2023** Ms. Prachi Singh, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. None is present on behalf of the promoter. The matter is adjourned to 20.03.2023. **Proceedings dated 20.03.2023** Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Kamal Kant Soni (AR) is present on behalf of the promoter. It has been informed by the PE that QPRs and 4(2)(l)(D) compliances have not been submitted by the applicant. The AR of the promoter states that the same shall be complied with within a period of 15 days. The matter to come up on 10.04.2023. **Proceedings dated 10.04.2023** Ms. Prachi Singh, Planning Executive briefed about the facts of the case. The promoter has neither appeared nor complied with the deficiency notices even after multiple opportunities. A show cause notice for rejection of the application for extension was also issued on 22.11.2022 and the situation regarding the compliances remains unchanged. In view of the above, a show cause notice under section 60 and 63 of the RERA Act, 2016 may be issued to the promoter as to why a penalty amounting to 5% of the project cost may not be imposed on the promoter. The matter to come up on 15.05.2023.	
21.	**Present compliance status as on 15.05.2023 of deficient documents as observed on last hearing i.e., 10.04.2023**	1. Correction in REP-V form needs to be done. **Status: - Not done** 2. Correction in REP-I (Part A-H) needs to be done. **Status: - Not done** 3. Corrections in online DPI needs to be done. **Status: - Not done** 4. Reasons for delay of the project needs to be mentioned along with supporting documents. **Status: - Not Submitted** 5. Copy of approved building plans BR-III need to be submitted. **Status: - Submitted but renewal of the same need to be submitted** 6. Financial resources of the project need to be clarified.

		Status: - Others in financial resources needs to be clarified along with loan document needs to be submitted. 7. CA certificate for non-default in payment needs to be provided. **Status: - Provided but needs to be revised.** 8. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. **Status: - submitted.** 9. Non encumbrance certificate not below the rank of tehsildar/ requisite charge form needs to be submitted. **Status: - Not Provided**
22.	**Remarks**	1. Correction in REP-V form needs to be done. 2. Correction in REP-I (Part A-H) needs to be done. 3. Corrections in online DPI needs to be done. 4. Reasons for delay of the project needs to be mentioned along with supporting documents. 5. Copy of renewal building plans BR-III need to be submitted. 6. Financial resources of the project need to be clarified. 7. CA certificate for non-default in payment needs to be provided. 8. Non encumbrance certificate not below the rank of tehsildar/ requisite charge form needs to be submitted.

Planning Executive
(Prachi Singh)

Chartered Accountant
(Asha)

Day and Date of hearing	Monday and 15.05.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 15.05.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Parveen kumar and Kamal Soni (AR) is present on behalf of the promoter. The reply is submitted by the promoter which may be examined by the authority and the matter to come up on 29.05.2023.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

(Vijay Kumar Goyal)
Member, HARERA, Gurugram

(Arun Kumar Gupta)
Chairman, HARERA, Gurugram