

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No.	Particulars	Details	
1.	Name of the project	Hanu Residency	
2.	Name of the promotor	M/s Pareena Infrastructures Pvt Ltd.	
3.	Nature of the project	Affordable 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	1. Sh. Mukul Yadav s/o Sh. Tek Ram 2. Maharaja Build Estate Pvt Ltd. 3. Sh. Shyam Sunder S/o Sh. Om Prakash. 4. Sh. Tara Chand S/o Sh. Duli Chand. 5. United Trading company	
7.	Name of the Collaborator	M/s Pareena Infrastructures Pvt Ltd.	
8.	Whether registration applied for whole	Whole	
9.	Status of project	New	
10.	Online Application ID	RERA-GRG-1243-2022	
11.	Date of completion of project as per REP-II/4(2)(I)(c)	31.05.2027	
12.	QPR Compliance (If applicable)	NA	
13.	4(2)(I)(d) Compliance (If applicable)	NA	
14.	License no.	73 of 2022 dated 01.06.2022	Valid up to 31.05.2027
15.	Total licensed area	10.0285 acres	Area to be registered 10.0285 acres
16.	Fee Details		
	Registration Fee	Residential 88540.97 x 2.37 x 10 =Rs. 20,98420.989/- Commercial 6019.08 x 1.87 x 20 =Rs. 2,25,113.592/- Total = Rs. 23,23,534.581/-	
	Processing Fee	94560.05 x 10 =Rs.945600.5/-	



HARERA
GURUGRAM

Promoter Name M/ s Pareena Infrastructures Pvt. Ltd.
Project Name Hanu Residency

	Late Fee	NA
	Total Fee	Rs. 32,69,135/-
	Fees paid	1. Rs 30,58,155/- 2. Rs 2,10,980/-
	DD no. and date	008703 dated 26.04.2023 008674 dated 18.05.2023
	Name of the bank issuing	IDBI Bank
	Deficit fees	NIL
17.	Statutory approvals either applied for or obtained prior to registration	
	S.No.	Particulars
		Date of approval
		Validity up to
	i)	License Approval
		73 of 2022 dated 01.06.2022
		31.05.2027
	ii)	Zoning Plan Approval
		DTCP 8343 dated 06.06.2022
	iii)	Building plan Approval
		ZP-1591/JD(RA)/2022/224
		dated 03.01.2023
		02.01.2028
	iv)	Environmental Clearance
		Not Provided
	v)	Airport height clearance
		Not Provided
	vi)	Fire scheme approval
		Applied on 25.04.2023
	vii)	Service plan and estimate approval
		Not Provided
	viii)	Electricity load availability connection
		Ch. 82/DGR-26B dated 14.07.2022
18.	File Status	Date
	Project received on	27.04.2023
	First notice sent on	11.05.2023
	First hearing on	15.05.2023
	1st documents submitted	25.05.2023
	Second hearing on	29.05.2023
19.	Case History:	
	An application regarding registration of affordable group housing colony namely "Hanu Residency" situated at Sector-68, Gurugram, Haryana being developed by M/s Pareena Infrastructures Pvt. Ltd. was submitted on 27.04.2023 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration falls under license no. 73 of 2022 for area admeasuring 4.150 acres dated 01.06.2022 valid up to 31.05.2027 being issued in favour Sh. Mukul Yadav S/o Sh. Tek ram, Maharaja Build Estate Pvt. Ltd., Sh. Shyam Sunder S/o Sh. Om Parkash, Sh. tara Chand S/o Sh. Duli Chand, United Trading Company in collaboration with M/s Pareena Infrastructures Pvt Ltd.	
	On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/609 dated 10.05.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 15.05.2023.	

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 (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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Proceedings dated 15.05.2023

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Parveen Kumar, Sh. Sanjeev Mishra, Sh. Kamal Soni are present on behalf of the promoter and request for one week time to submit correct BBA, Allotment letter, payment plan along with other deficiencies. The matter to come up on 29.05.2023

Documents submitted on 25.05.2023

1. Deficit fees of Rs. 2,10,980/- submitted via DD no 008674 dated 18.05.2023.
2. Corrections in REP-I (Part A-H) submitted.
3. Mutation and jamabandi certified on latest dates of all the complete area submitted.
4. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date submitted.
5. Approval NOCs from the various agencies for connecting external services like, storm water drainage, water supply, sewage disposal submitted.
6. PERT chart submitted.
7. Revised CA certificate for non-default submitted.
8. Copy of paid challan of EDC and IDC provided.
9. CA certificate for expenditure incurred and to be incurred provided.
10. Cash flow Statement provided.
11. Loan sanction letter, disbursement and repayment schedule needs to be provided.
12. Project proponents submitted.
13. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) provided.
14. Quarterly statement of expenditure (IDW) for the project provided.
15. Revised Project report submitted.
16. CHG from needs to be provided.
17. KYC of MEP consultant i.e., Paradise Consultants and proof consultant i.e., Ramesh Kumar Singh provided.
18. Land cost needs clarified, according to area apply for registration.
19. Other sources in loan & advances in financial resources clarified.
20. Undertaking regarding 10% auto deduct from separate account provided.

20. **Present compliance status as on 29.05.2023 of deficient documents as conveyed in the deficiency notice dated 15.05.2023.**

1. Deficit fees of Rs. 2,10,980/- needs to be paid.
Status - Submitted Rs. 2,10,980/- via DD no 008674 dated 18.05.2023
2. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each.
Status - Submitted.
3. Corrections in online detailed project information needs to be done.
Status - Submitted but needs to be revised.

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4. Environmental clearance needs to be submitted.
Status - Not Submitted.
5. Copy of approved fire scheme needs to be submitted.
Status - Not Submitted.
6. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted.
Status - Not Submitted.
7. Airport Height Clearance needs to be submitted.
Status - Not Submitted.
8. Mutation and jamabandi certified on latest dates of all the complete area need to be submitted.
Status - Submitted.
9. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted.
Status - Submitted.
10. Approval NOCs from the various agencies for connecting external services like, storm water drainage, water supply, sewage disposal needs to be submitted.
Status - Submitted.
11. Tree cutting permission NOC from DFO, Forest land diversion NOC, Power Line shifting NOC or affidavit for non- applicability needs to be submitted.
Status - Submitted but needs to be revised.
12. PERT chart needs to be submitted.
Status - Submitted.
13. Allotment letter needs to be revised.
Status - Submitted but payment plan needs to be revised.
14. BBA needs to be revised.
Status - Submitted but payment plan needs to be revised.
15. Payment plan needs to be revised.
Status - Submitted but needs to be revised.
16. Loan sanction letter, disbursement and repayment schedule needs to be provided.
Status - Submitted
17. Cash flow Statement needs to be provided.
Status - Submitted.
18. Project proponents needs to be submitted.



		<p>Status - Submitted.</p> <p>19. CA certificate for expenditure incurred and to be incurred needs to be provided.</p> <p>Status - Submitted.</p> <p>20. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be provided.</p> <p>Status - Submitted.</p> <p>21. Quarterly statement of expenditure (IDW) for the project needs to be provided.</p> <p>Status - Submitted.</p> <p>22. In Project report, costing part also merged. So, its needs to be revised.</p> <p>Status - Submitted.</p> <p>23. CHG from needs to be provided.</p> <p>Status - Submitted.</p> <p>24. KYC of MEP consultant i.e., Paradise Consultants and proof consultant i.e., Ramesh Kumar Singh needs to be provided.</p> <p>Status - Submitted.</p> <p>25. Land cost needs to be clarified, according to area apply for registration.</p> <p>Status - Submitted.</p> <p>26. Other sources in loan & advances in financial resources needs to be clarified.</p> <p>Status - Submitted.</p> <p>27. CA certificate for non-default needs to be revised.</p> <p>Status - Submitted.</p> <p>28. Copy of paid challan of EDC and IDC needs to be provided.</p> <p>Status - Submitted.</p> <p>29. Undertaking regarding 10% auto deduct from separate account needs to be provided.</p> <p>Status - Submitted.</p>
21.	Remarks	<p>1. Corrections in online detailed project information needs to be done.</p> <p>2. Environmental clearance needs to be submitted.</p> <p>3. Copy of approved fire scheme needs to be submitted.</p>

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HARERA
GURUGRAM

Promoter Name M/ s Pareena Infrastructures
Pvt. Ltd.
Project Name Hanu Residency

4. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted.
5. Airport Height Clearance needs to be submitted.
6. Tree cutting permission NOC from DFO, Forest land diversion NOC, Power Line shifting NOC or affidavit for non- applicability needs to be submitted.
7. Allotment letter needs to be revised.
8. BBA needs to be revised.
9. Payment plan needs to be revised.

Asha
(Asha)

Chartered Accountant

Shashank
(Shashank Sharma)

Associate Engineer Executive

Day and Date of hearing

Monday and 29.05.2023

Proceeding recorded by

Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 29.05.2023

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Mr. Parveen Kumar, authorized representative on behalf of the promoter is present. The promoter is advised to submit the requisite documents and directed to submit the detailed representation regarding revision in payment plan within a period of 2 days. The matter to come up on 12.06.2023.

Sanjeev Kumar Arora
(Sanjeev Kumar Arora)
Member, HARERA

V.1 - S
(Vijay Kumar Goyal)
Member, HARERA

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA

Arun Kumar Gupta
(Arun Kumar Gupta)
Chairman, HARERA

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 (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
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