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HARYANA REAL ESTATE REGULATORY AUTHORITY

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 Pareena Infrastructures Pvt. Ltd. Project Name: Hanu Residency

S.No.	Particulars	Details	FOR REGISTRATIO	
1.	Name of the project	Hanu Resi	dency	
2.	Name of the promotor		na Infrastructures P	aut I tod
3.	Nature of the project	Affordable	Group Housing cold	Vi Lia.
4.	Location of the project	Sector-68,	Gurugram	JIIY
5.	Legal capacity to act as a promoter	Collaborate	or	
6.	Name of the license holder	 Maharaj Sh. Shya Sh. Tara 	ul Yadav s/o Sh. Tek a Build Estate Pvt La m Sunder S/o Sh. Or Chand S/o Sh. Duli (td. n Prakash
7.	Name of the Collaborator	M/s Pareen	rading company a Infrastructures Pv	t I td
8.	Whether registration applied for whole			
9.	Status of project	New		
10.	Online Application ID	RERA-GRG-	1242 2022	
11.	Date of completion of project as per REP-II/4(2)(l)(c)	31.05.2027	1243-2022	
12.	QPR Compliance (If applicable)	NA		
13.	4(2)(l)(d) Compliance (If applicable)	NA		
14.	License no.	73 of 2022	dated 01.06.2022	
15.	Total licensed area	10.0285 acres	Area to be registered	Valid up to 31.05.2027 10.0285 acres
6.	Fee Details	ucres	registereu	
1974 (* 1977 (*)))))))))))))))))))))))))))))))))))	Registration Fee	Residential 88540.97x 2 =Rs. 20,9842 Commercial 6019.08 x 1.8 =Rs. 2,25,113 Total = Rs. 23	.37 x 10 20.989/- 1 37 x 20	
P	Processing Fee	94560.05 x 1	0 =Rs.945600.5/-	

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) अधिनियमए 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16





Project Name

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	Late Fee		NA	m Diama Pr	AND THE REAL PRODUCT OF
14 - 14	Total Fee		Rs. 32,69,135/-		
	Fees paid		1. Rs 30,58,155/-		
			2. Rs 2,10,980/-		
	DD no. and date Name of the bank issuing		008703 dated 26.04		
			008674 dated 18.05	.2023	
			IDBI Bank	a second and	
	Deficit fees		NIL		
	Statut	ory approvals either applie	ed for or obtained prior to registration		
	S.No.	Particulars	Date of approval		Validity up to
	i)	License Approval	73 of 2022 dated 0	1.06.2022	31.05.2027
		Zoning Plan Approval	DTCP 8343 dated 0	5.06.2022	some at the
	ii)				
	iii)	Building plan Approval	ZP-1591/JD(RA)/20 dated 03.01.2023)22/224	02.01.2028
	iv)	Environmental Clearance	Not Provided		
	v)	Airport height clearance	Not Provided		Adua of the Collebra
	vi)	Fire scheme approval	Applied on 25.04.20	23	anninger restration
	vii)	Service plan and estimate approval	Not Provided		main a survey
	viii)	Electricity load availability connection	Ch. 82/DGR-26B da	ated 14.07.2	022
8.	File Status		Date		(9)(1)[5]本(11-日月 20年)
	Project received on		27.04.2023	[allered a	(T) amerikaal (T)
	First notice sent on		11.05.2023	M. COAS	innel (51010516)
	First hearing on		15.05.2023		Latis: Lotion
	!st documents submitted		25.05.2023		in the second
	Second hearing on		29.05.2023		

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.





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M/ s Pareena Infrastructures Pvt. Ltd. Hanu Residency

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 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 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 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. Present compliance status as 1. Deficit fees of Rs. 2,10,980-/ needs to be paid. on 29.05.2023 of deficient Status - Submitted Rs. 2,10,980/- via DD no 008674 documents as conveyed in the deficiency notice dated dated 18.05.2023 15.05.2023. Online corrections in REP-I (Part A-H) needs to be done. 2. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status - Submitted. Corrections in online detailed project information 3. needs to be done. Status - Submitted but needs to be revised.

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	4. Environmental clearance needs to be submitted.
	Restard Not Submitted.
	5. Copy of approved fire scheme needs to be submitted.
	Not Submitted
	a compared service estimates and plans along
	6. Copy of approved service communication of the with sanction letter from DTCP, Haryana needs to be
	submitted.
	Status - Not Submitted.
	the submitted.
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	ismahandi certified on latest uales of an
	8. Mutation and Jamabandi Certification the complete area need to be submitted.
	- C-hmittod
	the numbrance certificate not below the fails of
	9. Non-encumbrance certified on the latest date needs to be tehsildar & certified on the latest date needs to be
	submitted.
	Status – Submitted. 10. Approval NOCs from the various agencies for
	10. Approval NOCS from the variety of connecting external services like, storm water drainage,
	connecting external services like, storm be submitted.
	water supply, sewage disposal needs to be submitted.
	Status - Submitted.
	Status – Submitted. 11. Tree cutting permission NOC from DFO, Forest land
	11. Tree cutting permission we can also a submitted
A Restauration	non- applicability needs to be submitted.
	Status – Submitted but needs to be revised.
	12. PERT chart needs to be submitted.
La contration of the second	Status – Submitted.
	13. Allotment letter needs to be revised.
A Martine Contempo	13. Allotment letter needs to be remain plan needs to be Status – Submitted but payment plan needs to be
A Mail and A	revised.
	DRA mode to be revised.
A NEW CTONICITY NAWN	14. BBA needs to be revised. Status – Submitted but payment plan needs to be
	revised.
10 MS 2.10,200 (200 PD 10)	15 Deumont plan needs to be revised.
	Submitted but needs to be revised.
	16. Loan sanction letter, disbursement and repaymen
the second man water and	schedule needs to be provided.
	Status – Submitted
	Chatemant needs to be provided.
	17. Cash flow Statement needs to be particular of the status - Submitted.
	and the submittee.
	18. Project proponents needs to be a

Email: hareragurugram@gmail.com, icragurugrate (Regulation and Development) An An Authority constituted under section 20 the Real Estate (Regulation and Development) Act No. 16 of 2016 Passed by the Parliament Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विकास) अधिनियम 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

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Dim	MAREIRA
सत्यमेव जयते	GURUGRAM

Promoter Name M Project Name H

M/ s Pareena Infrastructures Pvt. Ltd. Hanu Residency

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d.	sie e este bas estatutes solves sie bies er el ser sociation (1971), ser solven) later trade (1972), solves restatute data data data data data data data	19. CA certificate for expenditure incurred and to be incurred needs to be provided.
1718 1846	n Glearande beeds to be admitted. parmitetten WOC Loon WHI Woold f 10 Power-Line suittigs NOC ar Mid katelle besuited.	 Status - Submitted. 20. Affidavit of promoter regarding arrangement with th bank of master account under section 4(2)(1)(D) and the bank of master account under section 4(2)(1)(D) and the bank of master account under section 4(2)(1)(D) and the bank of master account under section 4(2)(1)(D) and the bank of master account under section 4(2)(1)(D) and the bank of master account under section 4(2)(1)(D) and the bank of master account under section 4(2)(1)(D) and the bank of master account under section 4(2)(1)(D) and the bank of master account under section 4(2)(1)(D) and the bank of master account under section 4(2)(1)(D) and the bank of master account under section 4(2)(1)(D) and the bank of master account under section 4(2)(1)(D) and the bank of master account under section 4(2)(1)(D) and the bank of master account under section 4(2)(1)(D) and the bank of master account under section 4(2)(1)(D) are the bank of master account under section 4(2)(1)(D)
	a bests to be revised.	 Status - Submitted. 21. Quarterly statement of expenditure (IDW) for the project needs to be provided.
	(abustati dia danisi (abustati dia danisi (abustati dia danisi dia danisi dia	 Status - Submitted. 22. In Project report, costing part also merged. So, its needs to be revised. Status - Submitted.
		 23. CHG from needs to be provided. Status - Submitted. 24. KYC of MEP consultant i.e., Paradise Consultants and proof consultant i.e., Ramesh Kumar Singh needs to be provided.
	el abdie Becheis of the Bols ^{ec} effic probact 's prestui, "he El of the solamic foe detailed represe pr	 Status – Submitted. 25. Land cost needs to be clarified, according to area apply for registration. Status – Submitted.
	lindra) monume	 26. Other sources in loan & advances in financial resources needs to be clarified. Status - Submitted. 27. CA certificate for non-default needs to be revised
	Aret A	 28. Copy of paid challan of EDC and IDC needs to be provided. Status - Submitted.
1.	Remarks	 29. Undertaking regarding 10% auto deduct from separate account needs to be provided. Status – Submitted.
	NemidFKS	 Corrections in online detailed project information needs to be done. Environmental clearance needs to be submitted. Copy of approved fire scheme needs to be submitted.

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GURUGRAM	Project Name F	A/ s Pareena Infrastructures Pvt. Ltd. Hanu Residency
 A seperation of the set of the	with sanction letter from submitted. 5. Airport Height Clearance	h NOC from DFO, Forest fand Line shifting NOC or affidavit eds to be submitted. o be revised. d. be revised.
(Asha) Chartered Accountant	22. In Projuct februit, co to be revised. Status - Sobratifies	(Shashank Sharma) Associate Engineer Executive
Day and Date of hearing	Monday and 29.05.2023	
Proceeding recorded by	Sh. Ram Niwas	
Totecumgroup	PROCEEDINGS OF THE DAY	
Mr. Parveen Kumar, authorized	d representative on behalf of the prom	e facts of the project. Noter is present. The promoter i nit the detailed representation
Sh. Shashank Sharma, Associa Mr. Parveen Kumar, authorized	d representative on behalf of the prom site documents and directed to subr plan within a period of 2 days.	(Ashok Sangwar Member, HARER (Arun Kumar Gupt
Sh. Shashank Sharma, Association Mr. Parveen Kumar, authorized advised to submit the requisive regarding revision in payment The matter to come up on 12. (Sanjeev Kumar Arora) Member, HARERA (Vijay Kumar Goyal) Member, HARERA	d representative on behalf of the prom site documents and directed to subr plan within a period of 2 days. 06.2023.	e facts of the project. noter is present. The promoter is nit the detailed representation (Ashok Sangwar Member, HARER (Aryn Kumar Gupt Chairman, HARER