

**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)	N/A	
13.	4(2)(I)(d) Compliance (If applicable)	N/A	
14.	Compliance of RC Conditions	N/A	
15.	License no.	73 of 2022 dated 01.06.2022	Valid up to 31.05.2027
16.	Total licensed area	10.0285 acres	Area to be registered 10.0285 acres
17.	Fee Details		
	Registration Fee	<b>Residential</b> 88540.97x 2.37 x 10 =Rs. 20,98420.989/- <b>Commercial</b> 6019.08 x 1.87 x 20 =Rs. 2,25,113.592/- Total = Rs. 23,23,534.581/-	

	<b>Processing Fee</b>	94560.05 x 10 =Rs.945600.5/-	
	<b>Late Fee</b>	NA	
	<b>Total Fee</b>	Rs. 32,69,135/-	
	<b>Fees paid</b>	1. Rs 30,58,155/- 2. Rs 2,10,980/-	
	<b>DD no. and date</b>	008703 dated 26.04.2023 008674 dated 18.05.2023	
	<b>Name of the bank issuing</b>	IDBI Bank	
	<b>Deficit fees</b>	NIL	
<b>18.</b>	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>S.No.</b>	<b>Particulars</b>	<b>Date of approval</b>
	i)	License Approval	73 of 2022 dated 01.06.2022
	ii)	Zoning Plan Approval	DTCP 8343 dated 06.06.2022
	iii)	Building plan Approval	ZP-1591/JD(RA)/2022/224 dated 03.01.2023
	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
<b>19.</b>	<b>File Status</b>	<b>Date</b>	
	Project received on	27.04.2023	
	First notice sent on	11.05.2023	
	First hearing on	15.05.2023	
	Ist documents submitted	25.05.2023	
	Second hearing on	29.05.2023	
	2 <sup>nd</sup> documents submitted	08.06.2023	
	Third hearing on	12.06.2023	
	3 <sup>rd</sup> documents submitted	21.06.2023	
<b>20.</b>	<b>Case History:</b>		
	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.

**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.

**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 12.6.2023 for further proceedings.

**Documents submitted on 08.06.2023.**

1. Tree cutting permission NOC from DFO, Forest land diversion NOC, Power Line shifting NOC or affidavit for non- applicability submitted.

2. The promoter has submitted a request in which they want alteration in payment plan. According to them they have 1390 allottees and it is not possible for them to get registered because only 10-20 tokens are issued by sub-Registrar per day & it would almost take 5-6 months for them to complete these 1390 BBA for registration. According to promoter, the project will go a year back & after this clients involved will also make delay & take undue advantage of same.

So, the promoter wants at the time of second installment i.e., 20 will be allowed only after the allotment of flat & executing of BBA.

**Proceedings dated 29.05.2023**

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Kamal Soni (AR) and Sh. Virender Verma (AR) are present on behalf of the promoter. The promoter is directed to rectify the remaining deficiencies including the revised payment plan and BBA within a week. Further, the promoter is directed to submit the BG/DD of Rs. 25 lakhs each as a security deposit to submit the approved fire scheme and approved service plan and estimates. The matter to come up on 26.06.2023.

**Documents submitted on 21.06.2023.**

1. BBA, Allotment letter & revised payment plan submitted,
2. The promoter has submitted a DD amounting Rs 25 Lakh via DD no 8698 dated 21.06.2023 of IDBI Bank as a security amount & undertaking to submit the fire scheme approval within 3 months from the date of grant of registration certificate.
3. The promoter has submitted a DD amounting Rs 25 Lakh via DD no 8699 dated 21.06.2023 of IDBI Bank as a security amount & undertaking to submit the approved service plans and estimates approval within 3 months from the date of grant of registration certificate.
4. The promoter has submitted an undertaking to submit the EC within 3 months after grant of registration certificate.

<p>21. <b>Present compliance status as on 26.06.2023 of deficient documents as observed on last hearing i.e., 12.06.2023.</b></p>	<ol style="list-style-type: none"> <li>1. Deficit fees of Rs. 2,10,980/- needs to be paid. <b>Status – Submitted Rs. 2,10,980/- via DD no 008674 dated 18.05.2023</b></li> <li>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. <b>Status – Submitted.</b></li> <li>3. Corrections in online detailed project information needs to be done. <b>Status – Submitted but needs to be revised.</b></li> </ol>
---	--

4. Environmental clearance needs to be submitted.  
**Status - The promoter has submitted an undertaking to submit the EC within 3 months after grant of registration certificate.**
5. Copy of approved fire scheme needs to be submitted.  
**Status - The promoter has submitted a DD amounting Rs 25 Lakh via DD no 8698 dated 21.06.2023 of IDBI Bank as a security amount & undertaking to submit the fire scheme approval within 3 months from the date of grant of registration certificate.**
6. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted.  
**Status -The promoter has submitted a DD amounting Rs 25 Lakh via DD no 8699 dated 21.06.2023 of IDBI Bank as a security amount & undertaking to submit the approved service plans and estimates approval within 3 months from the date of grant of registration certificate.**
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.**
12. PERT chart needs to be submitted.  
**Status - Submitted.**
13. Allotment letter needs to be revised.  
**Status - Submitted.**
14. BBA needs to be revised.

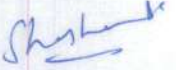
	<p><b>Status – Submitted.</b></p> <p>15. Payment plan needs to be revised. <b>Status – Submitted.</b></p> <p>16. Loan sanction letter, disbursement and repayment schedule needs to be provided. <b>Status – Submitted</b></p> <p>17. Cash flow Statement needs to be provided. <b>Status – Submitted.</b></p> <p>18. Project proponents needs to be submitted. <b>Status – Submitted.</b></p> <p>19. CA certificate for expenditure incurred and to be incurred needs to be provided. <b>Status – Submitted.</b></p> <p>20. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be provided. <b>Status – Submitted.</b></p> <p>21. Quarterly statement of expenditure (IDW) for the project needs to be provided. <b>Status – Submitted.</b></p> <p>22. In Project report, costing part also merged. So, its needs to be revised. <b>Status – Submitted.</b></p> <p>23. CHG from needs to be provided. <b>Status – Submitted.</b></p> <p>24. KYC of MEP consultant i.e., Paradise Consultants and proof consultant i.e., Ramesh Kumar Singh needs to be provided. <b>Status – Submitted.</b></p> <p>25. Land cost needs to be clarified, according to area apply for registration. <b>Status – Submitted.</b></p> <p>26. Other sources in loan &amp; advances in financial resources needs to be clarified. <b>Status – Submitted.</b></p> <p>27. CA certificate for non-default needs to be revised. <b>Status – Submitted.</b></p> <p>28. Copy of paid challan of EDC and IDC needs to be provided. <b>Status – Submitted.</b></p>
--	---

		29. Undertaking regarding 10% auto deduct from separate account needs to be provided. <b>Status - Submitted.</b>
22.	Remarks	<ol style="list-style-type: none"> <li>1. Corrections in online detailed project information needs to be done.</li> <li>2. Environmental clearance needs to be submitted.</li> <li>3. Copy of approved fire scheme needs to be submitted.</li> <li>4. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted.</li> <li>5. Airport Height Clearance needs to be submitted.</li> </ol>

All the required documents for registration under section 4 of the Act, 2016 have been submitted except submission of approved service plans and estimates, fire scheme, airport height clearance and environmental clearance. The promoter has submitted two DD amounting Rs 25 Lakh each via DD No. 8698 and 8699 dated 21.06.2023 of IDBI Bank as a security amount & undertaking to submit the fire scheme approval and approved service plans and estimates and further to give undertaking to submit the Airport Height Clearance & EC within 3 months from the date of grant of registration certificate. The Authority may consider for grant of registration.

  
(Asha)

Chartered Accountant



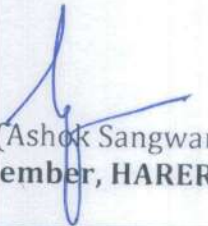
(Shashank Sharma)  
Associate Engineer Executive

Day and Date of hearing	Monday and 26.06.2023
Proceeding recorded by	Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated 26.06.2023  
Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.  
Sh. Kamal Soni (AR) and Sh. Virender Verma (AR) are present on behalf of the promoter.  
Approved as proposed.

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Ashok Sangwan)  
Member, HARERA

