HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM
हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

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)**	March 2018 and March 2023 is pending		
12.	**4(2)(L)(D) Compliance (If applicable)**	Audit report for the financial year 2019-20 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**	30.12.2023(one year)		

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
13th hearing on	15.05.2023
14th hearing on	29.05.2023
6th reply submitted on	26.05.2023
7th reply submitted on	15.06.2023

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. **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. **Proceedings dated 29.05.2023** Ms. Prachi Singh, Planning Executive briefed about the facts of the case is present on behalf of the promoter. Sh. Parveen Kumar (AR) is present on behalf of the promoter. Reply has been submitted by the promoter and seeks three weeks' time to rectify the deficiencies. Request is allowed. It is the last opportunity to rectify the deficiencies. Matter to come up on 19.6.2023 for further proceedings.	
21.	**Present compliance status as on 19.06.2023 of deficient documents as observed on last hearing i.e., 29.05.2023**	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: - Submitted** 5. Copy of approved building plans BR-III need to be submitted. **Status: - Submitted but renewal of the same need to be submitted. Applied for renewal on 04.11.2022 and fee is paid. Receipt enclosed** 6. Financial resources of the project need to be clarified. **Status: - Submitted** 7. CA certificate for non-default in payment needs to be provided. **Status: - Provided** 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 applicable
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. Copy of renewal building plans BR-III need to be submitted.

The promoter has given an undertaking regarding there is no modification in building plans approved by DTCP, Haryana vide Memo No. ZP-973/AD(RA)/20156/6699 dated 28.04.2015 for the developing group housing project measuring 13.48 acres situated at Sector 68, Gurugram. Further the promoter has submitted that "according to Haryana Building Code 2017 Chapter 4 Clause 4.4 states that after sanction of building plan, in case the construction could not be started within 2 years or has been started but could not be completed within stipulated period, the owner/applicant may apply for the revalidation of building plans before the sanction has lapsed simply by submitting revalidation fee @ Rs. 10/- per sq.mtr. for the proposed covered area requested for revalidation. This revalidation of building plans be automatically considered from the date of submission of revalidation fee." The promoter has applied for revalidation on 04.11.2022 and fee is also paid. 4(2)(l)(D) for all the financial year is submitted and QPR for March, 2018 has been submitted today and for March, 2023 is pending. The application for extension may be considered for approval subject to submission of QPR of March, 2023 within a period of 15 days.

Planning Executive
(Prachi Singh)

Chartered Accountant
(Asha)

Day and Date of hearing	Monday and 19.06.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 19.06.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

Sh. Parveen Kumar (AR), Sh. Virender Verma (AR) and Sh. Kamal Soni (AR) are present on behalf of the promoter.

Approved as proposed.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram