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

Promoter Name M/s M V Buildcon Pvt. Ltd.
Project Name Precore City

PROJECT HEARING BRIEF FOR REGISTRATION U/S 6				
SNo.	**Particulars**	**Details**		
1.	**Name of the project**	Precore City		
2.	**Name of the promotor**	M/s MV Buildcon Pvt. Ltd. (Collaborator)		
3.	**Nature of the project**	Affordable Plotted Colony under DDJAY		
4.	**Location of the project**	Sector- 07, Sohna, Gurugram		
5.	**Legal capacity to act as a promoter**	Collaborator		
6.	**Name of the license holder**	M/s MV Buildcon Pvt. Ltd. Smt. Shakuntla Devi w/o Sh. Mahinder Pratap		
7.	**Name of the Collaborator**	M/s MV Buildcon Pvt. Ltd.		
8.	**Whether extension of registration applied for whole**	Whole		
9.	**Status of project**	Ongoing		
10.	**Online Application ID**	RERA-GRG-1364-2023		
11.	**License no.**	DULB/CTP/TP-Sohna/2020/1996 dated 13.03.2020		Valid up to 12.03.2023
12.	**Total licensed area**	8.28125 Acres	**Area to be registered**	8.28125 Acres
13.	**RERA Registration Number**	41 of 2021 dated 16.01.2019		12.03.2023
14.	**Date of completion of project as per REP-II/4(2)(l)(c)**	12.03.2024		
15.	**QPR Compliance (If applicable)**	Not submitted for April - June 2023		
16.	**4(2)(l)(d) Compliance (If applicable)**	Not submitted		
17.	**RC Compliance**	Electrical load availability within 90 days: Electrification plan obtained on 16.02.2023 (delay of 3 years 9 months)		
18.	**Status of change of bank a/c**	N/A		
19.	**Details of proceedings pending against the project**	RERA-GRG-4469-2022 Show cause notice for revocation of RC on account of non- compliance of conditions mentioned in RC.		

		RERA-GRG-3661-2022 Show cause notice for non- submission of QPR
20.	**Fee Details**	
	Registration Fee	(32177.36479 x 10) + (1335.665 x 20) =Rs. 3,48,487 /-
	Processing Fee	33513.02975 x 10 =Rs. 3,35,130/-
	Extension Fee	Rs. 1,74,244 /-
	Processing Fee for extension	33513.02975 x 10 =Rs. 3,35,130/-
	Late Fee	250% of extension fee = Rs. 4,35,610/-
	Total Fee	Rs. 16,28,601/-
	Fees paid at the time of registration	Rs. 1,92,930/- Rs. 1,92,930/- Rs. 2,98,000/-
	DD no. and date for registration	024051 dated 20.04.2021 024052 dated 20.04.2021 005545 dated 12.07.2021
	Name of the bank issuing	HDFC Bank
	Fees paid at the time of Extension	Rs. 3,41,930/- Rs. 6,02,811/-
	Online payment reference no. and date for extension	230413147393110 dated 13.04.2023 230714156493661 dated 14.07.2023
	Name of the bank issuing	ICICI Bank
	Total Amount paid	Rs. 16,28,601/-
	Deficit fees	Nil

21.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License Approval**	13.03.2020	12.03.2023
	ii)	**Zoning Plan Approval**	20.05.2020	

	iii)	Layout plan Approval	16.03.2020
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	DULB/CTP/TP-Sohna/2020/4386 dated 13.07.2020
	viii)	Electricity load availability connection	16.02.2023 (EP Sanction)
22.	File Status		Date
	Project received on		18.04.2023
	First notice sent on		03.05.2023
	First hearing on		08.05.2023
	First reply submitted on		08.05.2023
	Second hearing on		05.06.2023
	Third hearing on		07.06.2023
	Fourth hearing on		10.07.2023

23. Case History:

that the promoter i.e. M/s MV Buildcon Pvt. Ltd. has applied on dated 18.04.2023 for extension of their affordable residential plotted colony under DDJAY namely "Precore City" in sector-07, Sohna, Gurugram.

The project was registered by the Authority vide RC No. RC/REP/HARERA/GGM/473/205/2021/41 dated 20.07.2021 and valid up to 12.03.2023 for the license no. DULB/CTP/TP- Sohna/2020/1996 dated 13.03.2020 for an area measuring 8.28125 acres

The promoter has now applied for the extension of the project u/s 6 of Act of 2016.

On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter and an opportunity of hearing was provided on 08.05.2023.

It is further noted that the Authority has issued a show cause notice to the promoter regarding revocation of the registration and penalty u/s 63 of the Act of 2016 for non – compliance of the conditions mentioned in the registration certificate and the matter is still pending.

Proceedings dated 08.05.2023

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

	Sh. Manoj Kapoor (Principal Consultant), Sh. Vijay Kumar (MD) and Sh. Rajanish Mishra (AR) are present on the behalf of the promoter. The AR of the promoter states that the reply is being submitted in the Authority today. The office to examine and submit before the next date of hearing. The matter to come up on 05.06.2023. On 08.05.2023, the promoter has submitted reply stating that they are trying to submit the revised DPI but the same is not getting submitted. The promoter was instructed to fill a fresh DPI for the extension of registration and was informed that the earlier DPI will not be revised. Further, the promoter has requested a short adjournment of 15 days of submission of remaining deficiencies. However, the Authority fixed the next date of hearing on 05.06.2023. Proceedings dated 05.06.2023 Coram is not complete. The matter is placed before the authority and as per the directions of authority the matter is adjourned to 07.06.2023. Proceedings dated 07.06.2023 Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Rajnish Mishra (AR) and Ms. Sangeeta Jain are present on the behalf of the promoter. The AR of the company requests for one month time for complying with the deficiencies. The matter to come up on 10.07.2023. Proceedings dated 10.07.2023 Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Manoj Kapoor, Sh. Rajanish Mishra (AR) and Ms. Sangeeta Jain are present on the behalf of the promoter. The AR of the promoter has submitted a reply in the Authority today which needs to be scrutinized by the concerned executive. The AR of the promoter requests three weeks' time to submit the updated DPI and deficit fee in the Authority. The matter to come up on 31.07.2023 Due to public holiday on 31.08.2023, the matter got adjourned to 07.08.2023	
24.	**Present compliance status as on 07.08.2023 of deficient documents as observed on 10.07.2023**	1. Online DPI needs to be filed on http://hrera.in/app1/Login and an authenticated copy of the same needs to be submitted in the Authority. **Status: Not submitted** 2. Deficit fee of Rs. 6,02,811/- needs to be paid.

		Status: Submitted through online transaction ID 230714156493661 dated 14.07.2023 3. Renewal of license no. DULB/CTP/TP-Sohna/2020/1996 dated 13.03.2020 needs to be submitted. **Status: As per DULB memo no DULB/CTP/TP-Sohna/2023/4830 dated 26.06.2023, TP Scheme approved vide order dated 12.03.2020 is valid for a period of 5 years up to 12.03.2025. Hence no extension is required.** 4. Original registration certificate of the project needs to be submitted. **Status: Submitted** 5. Electrical load availability connection needs to be submitted. **Status: Approved electrification plan submitted.** 6. PERT chart specifying the date of completion of the project needs to be submitted. **Status: Not submitted** 7. Supporting documents regarding the reasons of delay of the project needs to be submitted. **Status: Not submitted** 8. Updated CA certificate for non-default needs to be Provided. **Status: Not submitted** 9. Bank undertaking needs to be provided. **Status: Submitted. However, needs to be revised and resubmitted in prescribed format.** 10. Quarterly schedule of estimated expenditure (IDW) needs to be submitted. **Status: Not submitted** 11. Updated Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. **Status: Not submitted** 12. Cash flow statement need to be provided. **Status: Not submitted** 13. CA certificate for expenditure incurred and to be incurred needs to be submitted. **Status: Not submitted**

		14. REP II needs to be provided. **Status: Submitted** 15. Updated CA certificate for REP 1 needs to be provided. **Status: Not submitted** 16. Annual Audit report for the financial year 2020-21 and 2021-22 needs to be submitted along with independent director report. **Status: Submitted** 17. Annual statement of account under section 4(2)(l)(D) for the financial year 2021-22 needs to be submitted. **Status: Not submitted** 18. Copies of paid challan of EDC, IDC and license fee need to be submitted. **Status: Not submitted**
25.	**Remarks**	1. Online DPI needs to be filed on http://hrera.in/app1/Login and an authenticated copy of the same needs to be submitted in the Authority. **Status: Not submitted** 2. Electrical load availability connection needs to be submitted. **Status: Approved electrification plan submitted.** 3. PERT chart specifying the date of completion of the project needs to be submitted. 4. Supporting documents regarding the reasons of delay of the project needs to be submitted. 5. Updated CA certificate for non-default needs to be Provided. 6. Bank undertaking needs to be provided. **Status: Submitted. However, needs to be revised and resubmitted in prescribed format.** 7. Quarterly schedule of estimated expenditure (IDW) needs to be submitted. 8. Updated Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. 9. Cash flow statement need to be provided. 10. CA certificate for expenditure incurred and to be incurred needs to be submitted.

		11. Updated CA certificate for REP 1 needs to be provided. 12. Annual statement of account under section 4(2)(l)(D) for the financial year 2021-22 needs to be submitted. 13. Copies of paid challan of EDC, IDC and license fee need to be submitted.

(Asha)
Chartered Accountant

(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 07.08.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 07.08.2023.

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Rajanish Mishra (Adv.), Sh. Vijay Kumar and Ms. Sangeeta Jain are present on the behalf of the promoter.

The promoter has submitted a reply to the deficiencies on 04.08.2023. Office to examine the details.

The matter to come up for further proceedings on 28.08.2023.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA