Coban Residences
RERA-GRG-1623-2024

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details			
1.	**Name of the project**	Coban Residences			
2.	**Name of the promoter**	M/s Pareena Infrastructure Pvt. Ltd.			
3.	**Nature of the project**	Group Housing			
4.	**Location of the project**	Sector- 99A, Gurugram			
5.	**Legal capacity to act as a promoter**	COD			
6.	**Name of license holder**	M/s Monex Infrastructure Pvt. Ltd.			
7.	**Status of project**	Ongoing			
8.	**RERA Registration No.**	35 of 2020			
9.	**Validity of Registration Certificate**	Valid From 16.10.2020	Valid up to 11.03.2024		
10.	**Date of receipt of application for extension**	10.04.2024			
11.	**Whether extension of registration applied for whole/phase**	Whole			
12.	**Extension applied till**	10.03.2025			
13.	**Online extension ID**	RERA-GRG-1623-2024			
14.	**Registration Temp ID**	RERA-GRG-575-2020			
15.	**QPR status**	Submitted			
16.	**4(2)(l)(D) reports status**	Submitted			
17.	**Compliance of RC conditions**	1. Copy of approved service plan and estimates - Submitted on 21.11.2022 Due date of submission – 14.01.2021 delay by 676 days. 2. Copy of electric load availability approval- Submitted on 28.06.2021. Due date of submission – 14.01.2021 delay by 165 days.			
18.	**4(2)(l)(C) compliance**	N/A			
19.	**Status of change of bank account**	N/A			
20.	**Details of proceedings pending against the project**	RERA-GRG-4083-2022- SCN for 4(2)(l)(D) compliance RERA-GRG-3451-2022 - SCN for QPR compliance RERA-GRG-4360-2022 - SCN for RC compliance			
21.	**License no.**	10 of 2013 dated 12.03.2013	Valid up to 11.03.2029		
22.	**Total licensed area**	10.5875 Acres	**Area for extension of registration**	10.5875 Acres	
23.	**Statutory approvals either applied for or obtained prior to registration**				
	S.No	**Particulars**	**Date of approval**		**Validity up to**

	i)	License Approval	10 of 2013 dated 12.03.2013	11.03.2029
	ii)	Building Plan Approval	ZP-882/SD(BS)/2013/47004 dated 25.07.2013	24.07.2023(Tower A to F) 24.07.2021(Community building and commercial) **(expired)**
	iv)	Environmental Clearance	SEIAA/HR/2013/1235 dated 25.11.2013	24.11.2024
	v)	Airport height clearance	PALM/NORTH/B/092520/480418 dated 29.09.2020	28.09.2025
	vi)	Fire scheme approval	FS/MCG/2013/4494 dated 30.12.2013	
	vii)	Service plans and estimates approval	LC-2753/JE(RK)/2022/34831 dated 21.11.2022	
24.	Reasons for delay		Covid-19 and NGT order	
25.	Fee details			
	Registration fee		Res-74765.851*1.75*10=₹13,08,402/- Comm-214.229*1.75*20=₹7499/- Total=₹13,15,901/-	
	Processing fee		74980.08*10=₹7,49,801/-	
	Late fee at the time of registration		₹19,73,852/-	
	Extension Fee (Half of Registration fee)		₹6,57,951/-	
	Processing fee at the time of extension		74980.08*10=₹7,49,801/-	
	Late fee		200% of extension fee ₹13,15,902/-	
	Total fee		₹67,63,208/-	
26.	DD Details for registration and extension :-			
27.	DD no. and date for registration		1. 006836 dated 27.07.2017 2. 007989 dated 12.10.2020	
	Name of the bank issuing		IDBI Bank	
	Total fee paid at the time of registration		₹40,39,554/-	
	DD Amount submitted for extension		1. ₹14,07,751/- 2. ₹9,87,000/- 3. ₹3,28,903/-	
	DD no. and date for extension		1. 008941 dated 09.04.2024 2. 009010 dated 15.07.2024	

		3. 009053 dated 13.09.2024
	Name of the bank issuing	IDBI Bank
	Deficient amount	Nil
28.	**File Status**	**Date**
	File received on	10.04.2024
	First deficiency notice on	07.05.2024
	First hearing on	13.05.2024
	First reply submitted on	22.05.2024
	Second hearing on	27.05.2024
	Third hearing on	03.06.2024
	Fourth hearing on	22.07.2024
	Second reply submitted on	17.07.2024
	Third reply submitted on	07.08.2024
	Fifth hearing on	12.08.2024
	Sixth hearing on	16.09.2024
	Seventh hearing on	21.10.2024
	Fourth reply submitted on	16.10.2024

29. Case History: -

The Promoter M/s Pareena Infrastructure Pvt. Ltd. who is a COD Holder applied for the extension of registration of real estate project namely "Coban Residences" located at Sector-99A, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 dated 10.04.2024. The total licensed area is 10.5875 acres and project area for the extension of registration is 10.5875 acres vide license no – 10 of 2013 dated 12.03.2013.

Proceedings dated: 13.05.2024

Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. Parveen Soni (AR) of the promoter is present on behalf of the promoter.

The AR of the promoter seeks one week time to rectify the deficiencies.

The matter to come up on 27.05.2024. The director/CEO/Project-Incharge of the promoter company is directed to be present on the next date of hearing.

Proceedings dated 27.05.2024

The matter was adjourned to 03.06.2024.

Proceedings dated: 03.06.2024

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

Sh. Praveen Kumar (AR) and Sh. Kamal Kant Soni (AR) are present on behalf of the promoter.

	The AR of the promoter seeks six weeks' time to submit the deficit documents including deficit fees and renewed license. The matter to come up on 22.07.2024. **Proceedings dated 22.07.2024** The matter was adjourned to 12.08.2024. **Proceedings dated 12.08.2024** Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. Pardeep Kumar (AR) is present on behalf of the promoter and requests for 4 weeks time for submission of renewed license and revalidated building plan. The matter to come up on 16.09.2024. **Proceeding dated 16.09.2024** The matter to come up on 21.10.2024 **Proceeding dated 21.10.2024** The matter to come up on 18.11.2024
30.	**Present compliance status as on 18.11.2024 of deficient documents as conveyed vide hearing dated 21.10.2024** 1. Correction in REP-V form needs to be submitted. **Status:-Not done** 2. Corrections in online DPI needs to be done. **Status:-Not done** 3. Deficit fee ₹13,15,903/- need to be submitted. **Status:- ₹3,28,903/- vide DD no. 009053 dated 13.09.2024 is submitted** 4. Copy of renewed license need to be provided. **Status:-Submitted** 5. Copy of renewed building plan BR-III need to be provided. **Status:- Applied on 24.07.2023 and Receipt enclosed** 6. Copy of renewed environment clearance need to be provided. **Status:-Submitted the notification of Ministry of Environment, Forest and Climate Change dated 18.01.2021 stating that the period from 1st April 2020 to the 31st March, 2021 shall not be considered for the purpose of calculation of period of validity of prior environment clearance granted under the provisions of this notification in view of outbreak of Corona Virus (Covid-19) and subsequent lockdowns (total or partial) declared for its control.** 7. Booking list of flats/shops sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area/super area, date of

		booking, average rate, and total consideration needs to be provided. **Status:-Submitted** 8. Details of unsold flats/shops need to be provided. **Status:- Submitted** 9. Copy of Site photographs for the physical status of construction need to be provided. **Status:-Submitted** 10. PERT Chart specifying date of completion needs to be submitted. **Status:-Revised** 11. Project report need to be provided. **Status:- Submitted** 12. REP-II needs to be provided. **Status:-Revised** 13. Supporting documents for reasons for delay of the project needs to be submitted. **Status:-Submitted** 14. Copy of DD submitted at the time of registration needs to be provided. **Status:-Submitted** 15. Cost of land needs to be clarified as cost of land as per DPI is Rs10467.44 lakhs while as per Sale Deed it is Rs 3829.63 lakhs. **Status:-Submitted. Further there is revenue sharing of 80:20.** 16. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. **Status:- Submitted** 17. Financial statement for the financial year 2020-21, 2021-22, and 2022-23 needs to be submitted. **Status:- Submitted** 18. As per Independent Auditors Report for the financial year date 31.03.2023, company having pending statutory dues to HVAT and Income tax, details of the outstanding dues needs to be submitted along with reason for delay in payment of such dues. **Status:- Submitted** 19. CA Certificate for expenditure incurred & to be incurred needs to be submitted. **Status:- Submitted but original CA certificate needs to be submitted** 20. CA certificate for Net worth of promoter needs to be submitted. **Status:- Submitted**

		21. CA Certificate for financial and inventory details of the project needs to be submitted. **Status:-Not Submitted** 22. Statement of quarterly expenditure needs to be submitted. **Status:- Submitted** 23. Statement of quarterly source of funds needs to be submitted. **Status:- Submitted but needs to be revised as sources of funds doesn't match with DPI** 24. Quarterly Net Cash Flow statement needs to be submitted. **Status:- Submitted but needs to be revised as sources of funds doesn't match with DPI** 25. Creation of charge (CHG) form needs to be submitted. **Status:-Not Submitted** 26. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. **Status:-Not Submitted** 27. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. **Status:- Submitted** 28. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. **Status:- Submitted but needs to be revised along with bank undertaking as all three bank accounts shall be in same branch. Approval for change of bank account needs to submitted as per Registration Certificate Free A/c is 57500000420596 whereas per bank undertaking Free A/c is 50200086397296.**
	Remarks	1. Correction in REP-V form needs to be submitted. 2. Corrections in online DPI needs to be done. 3. Copy of renewed building plan BR-III need to be provided. 4. CA Certificate for financial and inventory details of the project needs to be submitted. 5. Statement of quarterly source of funds needs to be submitted. 6. Quarterly Net Cash Flow statement needs to be submitted. 7. Creation of charge (CHG) form needs to be submitted. 8. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. 9. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted.
Recommendations:-		

The application submitted by the promoter under section 6 of the Act of 2016 along with the requisite documents is found to be in order except for the above listed deficiencies.
The Authority may consider for the grant of extension of registration subject to the submission of above-mentioned deficiencies.

(Ashish Dubey)
Chartered Accountant

(Prachi Singh)
Planning Executive

Day and Date of hearing	Monday and 18.11.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 18.11.2024

Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. Pardeep Kumar (AR) is present on behalf of the promoter

The AR states that revalidation of building plan has been granted by DTCP and renewal letter shall be submitted within three days. The license renewal is already obtained and submitted. The deficit fee has already deposited.

Approved as proposed. The office to confirm and ensure rectification of deficiencies before the grant of extension of registration certificate.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA