OM Apartments
M/s Pareena Builders and Promoters Pvt Ltd.

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
1.	Name of the project	Om Apartments		
2.	Name of the promoter	M/s Pareena Builders and Promoters Pvt Ltd.		
3.	Nature of the project	Affordable Group Housing		
4.	Location of the project	Sector-112, Gurugram.		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of license holder	M/s Pareena Builders and Promoters Pvt Ltd.		
7.	Status of project	New		
8.	RERA Registration No.	24 of 2019 dated 13.05.2019		
9.	Validity of Registration Certificate	Valid From 13.05.2019	Valid Up to 31.03.2024 + 6 months COVID-19 = 30.09.2024	
10.	Date of receipt of application for extension	25.06.2024		
11.	Whether extension of registration applied for whole/phase	Whole Project		
12.	Extension applied till	30.09.2025		
13.	Online extension ID	RERA-GRG-PROJ-1682-2024		
14.	Registration Temp ID	RERA-GRG-PROJ-239-2019		
15.	QPR status	Submitted upto September 2024 and further pending		
16.	4(2)(l)(D) reports status	2023-24 pending and others submitted		
17.	Other conditions of RC	No specific condition		
18.	4(2)(l)(C) compliance	Applied for extension under section 6 of RERA, 2016		
19.	Status of change of bank account	N/A		
20.	Details of proceedings pending against the project	RERA-GRG-3184-2022 – Non submission of QPR RERA-GRG-3808-2022 - Non compliances of 4(2)(l)(D) RERA-GRG-2185-2020 - Non compliances of 4(2)(l)(D)		
21.	License no.	49 of 2019 dated 07.03.2019	Valid up to 06.03.2025	
22.	Total licensed area	5.025 acres	Area for extension of registration	5.025 acres

23. Statutory approvals either applied for or obtained prior to registration

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	49 of 2019 dated 07.03.2019	06.03.2025
ii)	Zoning plan approval	DTCP 6902 dated 07.03.2019	N/A
iii)	Building plan Approval	ZP-1298/AD(RA)/2019/10494 dated 25.04.2019	24.04.2024 (Expired)
iv)	Environmental Clearance	SEIAA/HR/2020/64 dated 05.02.2020	04.02.2027

	v)	Airport height clearance	NOC id PALM/NORTH/B/062819/410752 dated 02.07.2019
	vi)	Fire scheme approval	FS/2020/80 dated 05.03.2020
	vii)	Service plans and estimates approval	Memo no. LC-3786/JE(AK)/2024/40386 dated 18.12.2024
24.	Reasons for delay		Implementation of GRAP to control pollution
25.	Fee details		
	Registration fee		Resi. – 44510.16 * 2.28 * 10 = Rs. 10,14,832/- Comm. – 1447.86 * 1.78 * 20 = Rs. 51,544/- Total = Rs. 10,66,376/-
	Late Fee		N/A
	Processing fee		45958.02 * 10 = Rs 4,59,580/-
	Extension Fee (Half of Registration fee)		Rs. 5,33,188/-
	Processing fee		45958.02 * 10 = Rs 4,59,580/-
	Late fee		N/A
	Total fee		Rs 25,18,724/-
26.	DD amount submitted at the time of registration		Rs 15,25,000/- Rs 1000/-
	DD no. and date for registration		007492 dated 11.04.2019 007519 dated 29.04.2019
	Name of the bank issuing		IDBI Bank
	DD Amount submitted for extension		Rs 9,93,000/-
	DD no. and date for extension		008993 dated 24.06.2024
	Name of the bank issuing		IDBI Bank
	Deficient amount		Nil
27.	File Status		Date
	File received on		25.06.2024
	First hearing on		22.07.2024
	First notice Sent on		26.07.2024
	Second hearing on		12.08.2024
	Third hearing on		16.09.2024
	Fourth hearing on		21.10.2024
	Fifth hearing on		18.11.2024
	Sixth hearing on		09.12.2024
	Seventh hearing on		13.01.2025
28.	Case History:- The Promoter M/s Pareena Builders and Promoters Pvt Ltd. who is a license holder applied for the extension of registration of real estate project namely "OM Apartments" located at Sector-112, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 74080 dated 25.06.2024 and EPIN-107. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-239-2019 and online generated for project extension temp id RERA-GRG-PROJ-1682-2024. The		

	total licensed area and project area for the extension of registration is 5.025 acres vide license no – 49 of 2019 dated 07.03.2019 valid upto 06.03.2024. The application for extension of registration was scrutinized and the matter was fixed for hearing on 22.07.2024 wherein the matter was adjourned to 12.08.2024 due to non convey of deficiencies in the application. 1st deficiency notice vide notice no. HARERA/GGM/EPIN/107 dated 26.07.2024 was issued to the promoter with an opportunity of being heard on 12.08.2024. **On 12.08.2024**, the matter was adjourned to 16.09.2024. **On 16.09.2024**, the matter was adjourned to 21.10.2024. **On 21.10.2024**, the matter was adjourned to 18.11.2024. The promoter has submitted the replies on 12.08.2024, 10.09.2024 & 16.10.2024 which have been scrutinized and the deficiencies conveyed to the promoter. **On 18.11.2024**, Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project. Sh. Praveen Soni and Sh. Kamal Soni (AR) are present on behalf of the promoter. The AR of the promoter request for two weeks' time for submission of revalidated building plans, approved service plan estimates along with other deficit documents. The same is allowed. The matter to come up on 09.12.2024. The promoter has submitted the reply on 19.11.2024 which has been scrutinized and the deficiencies conveyed to the promoter. **On 09.12.2024**, the matter was adjourned to 13.01.2025 The promoter has submitted the reply on 19.12.2024 which has been scrutinized and the status of documents is mentioned below.		
29.	**Present compliance status as on 13.01.2025 of deficit documents as conveyed in notice dated 26.07.2024.**	1	REP-V form needs to be submitted. Status: Submitted but needs to be revised.
		2	Corrections in online DPI needs to be done. Status: Submitted but needs to be revised.
		3	Original registration certificate needs to be submitted. **Status: Submitted**
		4	Copy of renewed license needs to be submitted. **Status: Submitted. Renewed up to 06.03.2025.**
		5	Copy of revalidated building plans needs to be submitted. Status: Not submitted. Promoter states that revalidation fee paid but the same is paid delayed.
		6	Approved service plans and estimates needs to be submitted. Status: **Submitted. Memo no. LC-3786/JE(AK)/2024/40386 dated 18.12.2024**. However, estimate booklet and approved plans are not submitted
		7	Approved fire scheme plans need to be submitted. **Status: Submitted**
		8	Jamabandi, Mutation and Ak-shijra certified on the latest date not prior to six months of application needs to be submitted.

			Status: Jamabandi, and Ak-shijra submitted. No Mutation recorded as per latest Jamabandi. Further there are two kila no. missing in Jamabandi.
		9	Land title search report by the Advocate certified on the latest date incorporating the bar enrollment number needs to be submitted. Status: Submitted but needs to be signed and prepared on latest date.
		10	PERT chart needs to be revised. Status: Submitted but needs to be revised. Further promoter applied for OC on 14.10.2024.
		11	Superimposed demarcation plan on approved layout plan needs to be submitted. Status: Not submitted
		12	List of the units sold to the allottees as on date of the application for extension of registration which includes name of the allottees, unit no, unit area, date of booking, average rate, amount received and total consideration needs to be provided. **Status: Submitted**
		13	List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. Status: Residential complete sold out. Commercial details required.
		14	Copy of executed allotment letter, BBA, payment receipt needs to be submitted. **Status: Submitted**
		15	Draft allotment letter, BBA needs to be revised as per prescribed format. **Status: Submitted**
		16	Draft conveyance deed needs to be submitted. **Status: Submitted**
		17	Reasons for delay in completion of project needs to be submitted. **Status: Promoter stated that due to implementation of GRAP to control pollution, construction activities halted multiple times. Orders attached.**
		18	Approval/NOC from various agencies regarding the external services like road access, water supply, sewerage supply and storm water needs to be submitted. Status: Not submitted

		19	Power line shifting and construction water NOC needs to be submitted. Status: Not submitted
		20	Brochure/advertisement document needs to be submitted. Status: Not submitted
		21	The detailed status of development/construction works needs to be submitted along with timeline for completion of project. Status: Not submitted
		22	Bank undertaking dated 23.05.2024 in original needs to be submitted. Status: As per Bank undertaking dated 23.05.2024, Master A/c 57500000659892, RERA A/c 57500000659662 and Free A/c 50200044064766 whereas per Bank Undertaking dated 09.08.2024, Master A/c 57500000336765, RERA A/c 57500000336752 and Free A/c 50200044064766. Promoter states that due to clerical error, bank undertaking did not align with QPR data and now this discrepancy has seen been rectified and revised bank undertaking is submitted. Clarification from Bank needs to be submitted regarding two different Bank undertaking for the same project submitted in the authority.
		23	Details of loan from Financial Institution or banks amounting Rs 3000 lakhs & from equity by promoter amounting Rs 350 lakhs needs to be submitted as mentioned in the DPI. **Status: Promoter states that loan is fully repaid and No dues certificate from lender has been submitted.**
		24	Board resolution needs to be submitted for specifying same to be 70% collection account as per RERA rules. Status: Not submitted
		25	Non-encumbrance certificate not below the rank of Tehsildar certified on latest date needs to be submitted. Status: Not submitted
		26	CA certificate for Net worth of promoter needs to be submitted. **Status: Submitted**
		27	CA Certificate for financial and inventory details of the project needs to be submitted. Status: Not submitted
		28	CA Certificate for expenditure incurred & to be incurred needs to be submitted. Status: Not submitted

		29	Statement of quarterly expenditure, statement of quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status: Not submitted
		30	Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. **Status: Submitted**
		31	Project report needs to be submitted. **Status: Submitted**
		32	Approval of change in bank account needs to be submitted. As per QPR bank Account (Master) no. is 57500000336765 in HDFC Bank. As per CA Certificate, bank account (RERA) no. is 57500000336752. As per bank undertaking Master A/c No. is 57500000659892, RERA A/c is 57500000659662 and Free A/c 50200044064766. Status: As per Bank undertaking dated 23.05.2024, Master A/c 57500000659892, RERA A/c 57500000659662 and Free A/c 50200044064766 whereas per Bank Undertaking dated 09.08.2024, Master A/c 57500000336765, RERA A/c 57500000336752 and Free A/c 50200044064766. Promoter states that due to clerical error, bank undertaking did not align with QPR data and now this discrepancy has seen been rectified and revised bank undertaking is submitted. Clarification from Bank needs to be submitted regarding two different Bank undertaking for the same project submitted in the authority.
	Remarks	1	REP-V form needs to be revised.
		2	Corrections in online DPI needs to be done.
		3	Copy of revalidated building plans needs to be submitted.
		4	Approved service plans and estimates (booklet and plans) needs to be submitted.
		5	Jamabandi for complete area certified on the latest date not prior to six months of application needs to be submitted.
		6	Land title search report by the Advocate certified on the latest date incorporating the bar enrollment number needs to be submitted duly signed.
		7	PERT chart needs to be revised.
		8	Superimposed demarcation plan on approved layout plan needs to be submitted.
		9	List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided.

		10	Approval/NOC from various agencies regarding the external services like road access, water supply, sewerage supply and storm water needs to be submitted.
		11	Power line shifting and construction water NOC needs to be submitted.
		12	Brochure/advertisement document needs to be submitted.
		13	The detailed status of development/construction works needs to be submitted along with timeline for completion of project.
		14	Clarification from Bank needs to be submitted regarding two different Bank undertaking for the same project submitted in the authority.
		15	Board resolution needs to be submitted for specifying same to be 70% collection account as per RERA rules.
		16	Non-encumbrance certificate not below the rank of Tehsildar certified on latest date needs to be submitted.
		17	CA Certificate for financial and inventory details of the project needs to be submitted.
		18	CA Certificate for expenditure incurred & to be incurred needs to be submitted.
		19	Statement of quarterly expenditure, statement of quarterly source of funds and quarterly net cash flow statement needs to be submitted.

(Ashish)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 13.01.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 13.01.2025

Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project.

Sh. Praveen Soni (AR) and Sh. Kamal Kant Soni (AR) are present on behalf of the promoter and states that after completion of the construction work, the OC has been applied and expected within 2-3 weeks.

Further, the AR seeks two weeks' time to rectify the remaining deficiencies in the application.

The matter to come up on 03.02.2025.

on leave
(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA