

No.	HARERA/GGM/RPIN/220	Date:	26.06.2020
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From	To
Chairman Haryana Real Estate Regulatory Authority, Gurugram	M/S Anant Raj Ltd. CP-1, Sector-8, IMT Manesar, Haryana- 122051.

Sub: Registration of the real estate project "Anant Raj Estate" at sector 63A, Gurugram, being developed by M/s Anant Raj Ltd. -show cause notice.

1. This is in reference to your application dated 31.12.2019 submitted in this Authority for registration of the real estate project mentioned in the subject.
2. The scrutiny of the application was done by the authority and deficiencies were noticed, which were conveyed to you vide letter no. HARERA/GGM/RPIN/220 dated 20.01.2020 with directions to remove the deficiencies within 7 days failing which your application may be rejected following the due procedure as provided under section-5 of the Real Estate (Regulation and development) Act 2016 and Rule-5 of the Haryana Real Estate (Regulation and Development) Rules, 2017. Also, an opportunity of personal hearing was offered to you on 27.01.2020 at 03:00 pm in the office of HARERA, Gurugram.
3. In reference to the notice dated 20.01.2020, you had requested for extension of one week time to submit the deficit documents. Your request was considered by the authority and one week time was allowed. During personal hearing on 03.02.2020, you had filed your reply which was scrutinized and found that still major deficiencies have not been removed by you. On 10.02.2020, your personal hearing was adjourned for 02.03.2020 and directed you to submit declaration cum detailed project information along with removal of the remaining deficiencies. Again, during personal hearing on 02.03.2020 you had submitted the detailed project information which was scrutinized and found that still major deficiencies have not been removed which were conveyed to you during personal hearing. You had requested for extension of two week time to submit the corrected detailed project information. Therefore, your hearing was fixed for 07.04.2020. Due to lockdown and Covid 19 pandemic, your personal hearing was adjourned. Hence, another deficiency notice was sent to you vide email dated 05.06.2020,

08.06.2020 with directions to remove the same and an opportunity of online hearing was given to you on 09.06.2020 but you had not submitted the reply and requested more time to fulfil the deficiencies. Accordingly, the Authority directed you to submit the deficit documents with an opportunity of online hearing for 22.06.2020. But again, you had not removed the deficiencies and requested for extension to submit the deficit documents. The deficiencies which have not been removed by you are as under: -

Mandatory documents required for registration:

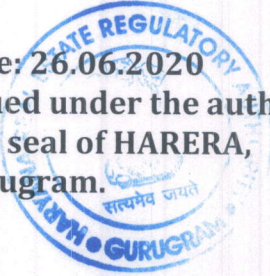
- Information to Revenue department about the licensed area.
- Approved service estimates and plans for 9.94375 acres not submitted.
- Non-encumbrance certificate from Tehsildar for the additional land area measuring 2.0812 acres not provided.
- Renewal of license no. 119 of 2011 not submitted
- Undertaking from bank regarding RERA compliance.
- Copy of approved environment clearance for additional area not submitted
- Approval of electrical load availability NOC not submitted.
- Details of area for which part completion certificate obtained, area which was registered earlier, area now applied for registration and area which is still left out of the total license is unregistered needs to be marked on the approved layout plan.

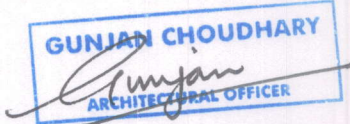
Part-J – Additional Details in Case of On-Going Project

- CA certificate for actual expenses incurred till the date of making application for registration & inventory details not found on record to be submitted.
 - Allotment is not in the prescribed format. (Payment plan needs to be revised)
 - BBA is also not in the format as specified in the Rules. BBA shall be signed with landowners as a confirming party.
4. As per record of this Authority, you have been given six opportunities of personal hearing to remove the deficiencies (notice dated. 20.01.2020, 05.06.2020, 08.06.2020) but the deficiencies have still not been removed by you.
5. Therefore , the Authority has decided to issue a show cause notice to you as why your application for registration of real estate project “Anant Raj Estates”

should not be rejected on the ground for non-removal of deficiencies in spite of repeated reminders and opportunity of personal hearings as per the provisions under section 5 of the Real Estate (Regulation and Development) Act, 2016 and Rule-5 of Haryana Real Estate (Regulation and Development) Rules, 2017. If you have anything to say in this regard, you are given final opportunity of hearing on **27.07.2020 at 3.00 p.m.** in the office of HARERA, Gurugram in the Conference Room, New PWD Rest House, Civil Lines, Gurugram, Haryana. In case you fail to remove the deficiencies and appear before the Authority for personal hearing on the above given date and time, it will be presumed that you have nothing to say in this matter and your application will be rejected as per provisions of the Act and rules referred as above.

Date: 26.06.2020
Issued under the authority
and seal of HARERA,
Gurugram.




GUNJAN CHOUDHARY
ARCHITECTURAL OFFICER
Architectural Officer
For: Chairman,
Haryana Real Estate
Regulatory Authority,
Gurugram

should not be treated on the ground for non-removal of deficiencies in such
of related matters and opportunity of personal hearing in the
provisions under section 2 of the Real Estate (Regulation and Development)
Act 2016 and Rule 2 of Harassment Real Estate (Regulation and Development)
Rules 2017. If you have anything to say in this regard, you are given final
opportunity of hearing on 27.07.2018 at 3.00 p.m. in the office of HARRA,
Gurugram in the Conference Room, New TWD West House, 2nd Floor,
Gurugram, Harassment. In case you fail to remove the deficiencies and appear
before the Authority for personal hearing on the above given date and time,
it will be presumed that you have nothing to say in this matter and your
application will be treated as per provisions of the Act and the Rules as
above.

GUNJAN CHOUHARY
Architectural Officer

Architectural Officer
For Chairman
Harassment
Regulatory
Gurugram

Order issued under the authority
and seal of HARRA,
Gurugram