



New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

<b>No.</b>	<b>HARERA/GGM/RPIN/220/Show cause</b>	<b>Date:</b>	<b>10.08.2021</b>
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<b>From</b>	<b>To</b>
<b>Chairman</b> Haryana Real Estate Regulatory Authority, Gurugram	<b>M/S Anant Raj Ltd.</b> CP-1, Sector-8, IMT Manesar, Haryana- 122051.

**Subject:** Show cause notice under Section 5 (1)(b) of the Real Estate (Regulation and Development) Act, 2016 for rejection of application of registration of the real estate group housing project namely "Anant Raj Estate" received on 31.12.2019.

**Reference:** Central Receipt no. 3934/5601

**Temp. I.D. of REP-I -RERA-GRG\_PROJ-04-2018.**

**I. Details of the Project:**

<b>Name of the Project</b>	Anant Raj Estate
<b>Location of the Project</b>	Sector 63A, Gurugram
<b>Area of Project for which registration applied</b>	2.08125 Acres.

II. With reference to the application regarding registration submitted under Section 4 and Rule 3 in Form- 'REP-I' and accompanied by a registration fee for a sum calculated at the rate mentioned in Schedule-1 of the Real Estate (Regulation and Development) Act, 2016 on 31.12.2019, it is intimated that on scrutiny, deficiencies have been observed which were informed vide notice no. HARERA/GGM/RPIN/220 dated 20.01.2020 with directions to remove the deficiencies within seven 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.





III. 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 you were directed 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 it was 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. On 22.06.2021, matter got adjourned for 23.06.2021. On 23.06.2021, the authority had decided to issue show cause notice for rejection of application under section 5 of the Real Estate (Regulation and development) Act, 2016.

IV. Accordingly, show cause notice dated 26.06.2020 was issued to the promoter with an opportunity of hearing on 27.07.2020. On 27.07.2020, matter adjourned for 04.08.2020. On 04.08.2020, the promoter was directed to submit the service plan estimates and renewal of licence no. 104 of 2019 and matter got fixed for 16.11.2020. Subsequently, matter got heard on 27.11.2020, 14.12.2020, 18.01.2021, 08.02.2021, 22.02.2021, 23.02.2021, 26.04.2021, 23.06.2021, 13.07.2021, 27.07.2021, 03.08.2021 and 10.08.2021. The major deficiencies which have not been removed by you are as under: -




- i. Approved service plans and estimates for 9.94375 acres not submitted.
- ii. License no. 119 of 2011 is still not renewed.

Apart from above, the BBA is not in the prescribed format and in the whole project, there is some area which is left out from registration which needs to be registered.

- V. As per record of this Authority, twenty-three opportunities of hearing were offered to you and still deficiencies have not been attended by you.
- VI. Therefore, the authority has decided to issue a show cause notice to the promoter under section 5(b) of the Haryana Real Estate (Regulation and Development) Act 2016 and Rule 5 of the Haryana Real Estate (Regulation and Development) Rules 2017 as why the application for the reasons as mentioned above shall not be rejected as such application does not conform to the provisions of the Act or the rules or the regulations.
- VII. If applicant has anything to say in this regard, an opportunity of personal hearing is given on **14.09.2021** at **2.00 PM** in the office of HARERA, Gurugram at the Conference Room, New PWD Rest House, Civil Lines, Gurugram, Haryana. In case the applicant fails to appear before the Authority on the above given date and time, it will be presumed that the applicant has nothing to say in this matter and the application will be decided as per provisions of the Act and rules referred as above.

**Date: 10.08.2021**  
**Issued under the authority and**  
**seal of HARERA, Gurugram.**



**Admin. Officer/Supdt.**  
**For and on behalf of Haryana Real**  
**Estate Regulatory Authority,**  
**Gurugram**

I. Approved service plan and estimated for P 04272 as not submitted.

II. License on 11/01/2011 and renewed.

III. Agent from above, the BSA is not in the prescribed format and in the whole part of form is same as above. It is left out from registration which seems to be registered.

IV. As per record of the Authority, twenty-two certificates of having were offered to you and all the same have not been attended by you.

V. Therefore, the authority has decided to issue a show cause notice in the manner under section 5(1) of the Insurance Act (Registration and Inspection) Act, 2016 and Rule 2 of the Insurance Act (Registration and Inspection) Rules, 2017 as why the application for the return as mentioned above shall not be treated as such application does not conform to the provisions of the Act or the rules of the registration.

VI. If applicant has anything to say in this regard, an opportunity of personal hearing is given on 24.09.2021 at 2.00 PM in the office of HARRERA, Chairman in the Chamber Room, New PWD Real Estate, Civil Lines, Gurgaon, Haryana. In case the applicant fails to appear before the authority as the above given date and time, it will be intimated that the applicant has nothing to say in this matter and the application will be deemed as per provisions of the Act and rules referred as above.

*[Signature]*  
 For and on behalf of Insurance Act  
 Authority, Gurgaon

Date: 10/09/2021  
 Issued upon the authority and  
 seat of HARRERA, Gurgaon.