



Project hearing brief

SN	Particulars	Details
1.	Name of the project	Birla Navya (Drisha 1B)
2.	Name of the promotor	M/s Avarna Projects LLP
3.	Nature of the project	Residential Floors
4.	Location of the project	Pocket G, Birla Navya, Sector-63A, Gurugram, Haryana
5.	Legal capacity	Third party right holder
6.	Details of licensed area where plots are situated on which independent floors are proposed to be constructed and details of such plots as under: -	
a)	Name of the license holder	N/A
b)	License no.	N/A
c)	Total area of the licensed colony	N/A
d)	Total area of the plots applied for registration	0.718 acres
e)	Total number of independent floors	11 (S+4) units on 44 plots
g)	Status of project	New
h)	Whether registration applied for whole/ phase	Whole
7.	Online application ID	RERA-GRG-PROJ-1011-2021
8.	Statutory approvals either applied for or obtained prior to registration	
i)	License Approval	Date of approval N/A
ii)	Zoning Approval Plan	04.10.2019
iii)	Layout Approval plan	16.09.2019
iv)	Building approval plan for residential	18.01.2022 17.01.2023
vii)	Environmental Clearance	11.05.2021 10.05.2028
viii)	Service plan and estimate approval	N/A
9.	File Status	Date
	Project received on	31.01.2022
	1 st deficiency notice sent on	12.02.2022

	1st hearing on	28.02.2022
	1st reply submitted on	24.02.2022
	2nd hearing on	07.03.2022
	2nd reply submitted on	24.03.2022
	3rd hearing on	28.03.2022
	4th hearing on	31.03.2022
	5th hearing on	02.04.2022
	3rd Reply submitted on	08.04.2022
10.	Projected date of completion of the project	31.12.2024
11.	Present stage of completion for ongoing projects (%)	New
12.	No. of Units i.e. (sold units - in case of ongoing and unsold units)	Unsold units: -44
13.	Detail of encumbrances	No loan affidavit provided
14.	Proceeding of the hearing dated 02.04.2022	Proceedings dated: 02.04.2022Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. Anindo Vyas (Legal Head) and Sh. Aman Sharma (ADM) are present on behalf of the promoter. On the request of the promoter 1 week time allowed to rectify the defects as mentioned above. The matter to come up on 11.04.2022.
14.	Project Summary	<p>An application regarding registration of residential floors projects namely "Birla Navya (Drisha 1B)" situated at Pocket G2, Birla Navya, Sector-63A, Gurugram, Haryana being developed by M/s Avarna Projects LLP was submitted on 28.01.2022 under section 4 of Real Estate (Regulation and Development), Act 2016. The applicant promoter M/s Avarna Projects LLP has purchased the 11 plots from M/s Anant Raj Limited and others vide sale deed no. 58453622 dated 14.10.2019 annexed as annexure A.</p> <p>The application submitted by the promoter for the said project contains 11 residential plots on which total of 44 units are to be constructed. On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/429 dated 12.02.2022. The promoter has submitted the reply dated 24.02.2022, 24.03.2022 and 08.04.2022 which was scrutinized and the status of the same is as under: -</p>

15. **Status of documents: -**

Major Deficiencies/Observations

1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).
Status: - Done
2. Corrections in Detailed Project Information needs to be done.
Status: - Done
3. Copy of approved building plans of residential plots need to be submitted.
Status: - Submitted
4. PERT Chart is not submitted.
Status: - Submitted
5. Project report and brochure of the projects needs to be provided.
Status: - Submitted
6. Details of inventory plot wise needs to be submitted.
Status: - Submitted
7. REP-II needs to be revised.
Status: - Submitted
8. Copy of land title search report need to be certified by advocate on the latest date need to be provided.
Status: - provided
9. Copy of Forest NOC, Natural Conservation NOC, Tree cutting permission/ NOC, Forest land diversion and Power line shifting NOC need to be provided.
Status: - Submitted
10. Deficit fee Rs. 91,241/- need to be submitted.
Status: - Submitted
11. Copy of approved layout plan need to be provided.
Status: - Submitted
12. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be provided.
Status: - No loan affidavit submitted
13. Payment plans need to be provided.
Status: - Submitted
14. The Legal documents i.e., application form, BBA, allotment letter and conveyance deed related to allottees is not in the proper format. The same needs to be provided.
Status: - Submitted

Observations-

15. Cost of land for the area applied for registration needs to be clarified. An annexure in support of the same needs to be submitted.
Status: Clarified
16. Interest cost as mentioned in miscellaneous cost needs to be submitted.
Status: Clarified
17. Financial resources of the project need to be corrected.
Status: Clarified
18. CA/CS search report/certificate confirming that whether there is charge against the project land and receivable arising from the sold and unsold inventory of the project.

- Status:** Submitted
19. Saleable area of the project needs to be corrected.
Status: Corrected
20. Loan agreement needs to be submitted.
Status: Submitted
21. Statement of expenditure incurred till date and expenditure to be made in each quarter needs to be filled in form REP-I (A to H).
Status: Revised
22. KYC of person authorized to operate the account i.e., Manoj Fitkariwala, Tejinder Singh and Ministry needs to be submitted.
Status: Submitted
23. Affidavit by the promoter keeping in view of section 4(2)(I)(D) of the Act, needs to be submitted.
Status: Revised
24. Bank undertaking needs to be submitted.
Status: Revised
25. Non-Default certificate of statutory due and repayment made to financial institution needs to be submitted.
Status: Provided
26. Partnership agreement/deed needs to be submitted.
Status: Provided
27. CA Certificate for the equity infused by the promoter needs to be provided.
Status: Revised
28. CA certificate mentioning the expenditure up to the date registration of application needs to be provided.
Status: Revised

PRACHI SINGH

PLANNING EXECUTIVE
Planning Executive

Day and Date of hearing	Monday and 11.04.2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 11.04.2022

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

Sh. Aman Sharma and Aninyo das is present on behalf of the promoter. The authority has directed M/s Anant Raj Limited who is collaborator of the licensed colony to provide the status of the internal development works of the colony and obtaining fresh CC/part CC as earlier CC was revoked/cancelled. Further, it has come to the notice of the authority that Mr. Harshvardhan Singh and Ms. Pramila Singh has filed a complaint against M/s Anant Raj Limited bearing no. 4003/2021 dated 30.09.2021 mentioning that the unit no. Plot 8 at pocket A in sector -63A, Gurugram, Haryana measuring 629.64b sq. yard was allotted to them by promoter M/s Anant Raj Limited. Total cost of consideration of the plot as per payment plan annexed to allotment letter is Rs. 2,35,70,539/-. As per demand letter dated 24.08.2015 Rs. 11,26,609/- is still due against the total sale consideration of the unit. Meanwhile, the promoter cancelled the allotment of the unit and further sold the unit to

M/s Avarna Projects LLP vide sale deed no. 11491 dated 14.10.2019. The promoter M/s Anant Raj needs to clarify the same.
The next date of hearing is 25.04.2022.


Vijay Kumar Goyal
Member, HARERA, Gurugram


Dr. Krishana Kumar Khandelwal
Chairman, HARERA, Gurugram

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