



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project
Promoter

Birla Navya (Drish 1B)
M/s Avarna Projects LLP

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	44 (S+4) units on 11 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 Date of validity
		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

	1st 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	
	5th hearing on	11.04.2022	
	4th Reply submitted on	20.04.2022	
	5th Reply submitted on	22.04.2022	
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.	<p>Project Summary</p> <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 on various dates which have been scrutinized and the status of the same is as under: -</p>		
15.	<p>Scrutiny of replies dated 24.02.2022, 24.03.2022 and 08.04.2022</p> <p>Major Deficiencies/Observations</p> <ol style="list-style-type: none"> The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status: - Done 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
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)(1)(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

Proceedings dated: 28.02.2022

Ms. Prachi Singh, Planning Executive briefed about the facts of the project and informs that after receipt of the application from the promoter company, it was scrutinized and that detailed deficiencies in the application stand conveyed vide notice dated 12.02.2022. Sh. Anindo Vyas (Legal AR) and Sh. Aman Sharma (AGM) are present on behalf of the promoter and are submitting the reply today along with annexures, which be scrutinized by the planning executive and to put up on the next date of hearing. Further the promoter has applied for registration of the floors to be constructed as per approved building plans over the plots which have been purchased from M/s Anant Raj Ltd. and others. The Planning Coordinator to check the status of registration of the project wherein the promoter has purchased/procured these plots from the licensee promoter. The matter to come up on 07.03.2022.

Proceedings dated: 07.03.2022

Ms. Prachi Singh, Planning Executive briefed the facts about the project. Sh. Anindo Vyas (Legal Head) and Sh. Aman Sharma (AGM) are present on behalf of the promoter. The AR of the promoter clarifies that all of 11 plots applied for registration of floor-wise construction have already been registered by M/s Anant Raj Ltd. and a deficiency notice in the documents is being conveyed by the Authority and the promoter is directed to rectify the same within 2 weeks. The matter to come up on 28.03.2022.

On 28.03.2022, the matter was adjourned to 31.03.2022. On 31.03.2022, the matter was adjourned to 02.04.2022.

Proceedings dated: 02.04.2022

Ms. 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

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.

Reply dated 20.04.2022

1. M/s Anant Raj Ltd. submitted an undertaking regarding completion of services in pocket G & G2 of the project and states that upon completion of all the services in licensed area in pocket G & G2, M/s Anant Raj Ltd. has applied to DTCP, Haryana for grant of part completion certificate.

Reply dated 22.04.2022

1. The promoter submits that the complaint in the matter of Mr. Harshvardhan Singh and Ms. Pramila Singh v/s M/s Anant Raj Limited pertains to the plot situated in Pocket A whereas the present application for registration pertains to 11 plots situated in Pocket G of Anant Raj Estate, Sector 63A.

PRACHI SINGH
25/4/2022
Planning Executive
PLANNING EXECUTIVE

Day and Date of hearing	Monday and 25.04.2022			
Proceeding recorded by	Sh. Ram Niwas			
REPRESENTED THROUGH				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Aditya Mani Singh	Associate	7785048850	
2.	Sh. Sanjiv Bhandari	COO	9871277131	
PROCEEDINGS OF THE DAY				
Proceedings dated 25.04.2022				
Ms. Prachi Singh, Planning Executive briefed the facts about the case.				
Sh. Anindo Vyas (AR) and Sh. Aman Sharma (AR) are present on behalf of the promoter.				
The AR has clarified that the plots under complaint before Authority is not part of the instant registration application and that approval of building plans has been obtained from DTP, Gurugram after certification of laying of services by the licensee and the building plans are valid up to 17.01.2024. The licensee has also submitted an affidavit that after completion of all services in the licensed area under pocket G and G-2 has also applied to DTCP for grant of part CC and is under their consideration and that copy will be submitted after received from DTCP. All other information including online DPI and Form A to H etc. have been submitted and request is for registration of 44 number of independent floors to be constructed over 11 number of plots as per approved plans. The AR briefed that all pre-requisites for grant of registration are complete and Authority may consider for grant of registration. The application				

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regarding disputed plots not being part of the present application and affidavit regarding services having been completed are being taken on record. Accordingly, Authority decided to grant registration.


Vijay Kumar Goyal
Member, HARERA, Gurugram


Dr. K.K. Khandelwal
Chairman, HARERA, Gurugram

