



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

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	Development 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	Not Provided
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

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016

भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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	Non encumbrance certificate provided
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. No reply has been received in the authority till date.</p>
15.	Status of documents: -	
	Major Deficiencies/Observations	
		<ol style="list-style-type: none">1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).2. Corrections in Detailed Project Information needs to be done.3. Copy of approved building plans of residential plots need to be submitted.4. PERT Chart is not submitted.5. Project report and brochure of the projects needs to be provided.6. Details of inventory plot wise needs to be submitted.7. REP-II needs to be revised.8. Copy of land title search report need to be certified by advocate on the latest date need to be 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.10. Deficit fee Rs. 91,241/- need to be submitted.11. Copy of approved layout plan need to be provided.12. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be provided.13. Payment plans need to be provided.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.

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.
16. Interest cost as mentioned in miscellaneous cost needs to be submitted.
17. Financial resources of the project need to be corrected.
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.
19. Saleable area of the project needs to be corrected.
20. Loan agreement needs to be 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).
22. KYC of person authorized to operate the account i.e. Manoj Fitkariwala, Tejinder Singh and Ministry needs to be submitted.
23. Affidavit by the promoter keeping in view of section 4(2)(I)(D) of the Act, needs to be submitted.
24. Bank undertaking needs to be submitted.
25. Non-Default certificate of statutory due and repayment made to financial institution needs to be submitted.
26. Partnership agreement/deed needs to be submitted.
27. CA Certificate for the equity infused by the promoter needs to be provided.
28. CA certificate mentioning the expenditure up to the date registration of application needs to be provided.

Handwritten signature and date: 28/2/2022

Day and Date of hearing

Monday and 28.02.2022

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

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.

Handwritten signature: V.I - S

Vijay Kumar Goyal
Member, HARERA, Gurugram

Handwritten signature: [Signature]

Dr. Krishana Kumar Khandelwal
Chairman, HARERA, Gurugram

Good day

- 12. List of land for the area applied for registration needs to be attached. An appropriate amount of the same needs to be submitted.
- 14. Interest cost as mentioned in miscellaneous cost needs to be submitted.
- 17. Financial resources of the project need to be corrected.
- 18. EACZ search report/certificate containing data wherever there is change in the project land and details arising from the sale and/or old inventory of the land.
- 19. Statutory fees of land/other needs to be corrected.
- 20. Loan agreement needs to be submitted.
- 21. Statement of expenditure incurred till date and expenditure to be made in each part needs to be filled in form EEP-1 (A to H).
- 22. KYC of person authorized to operate the account (Mandali/Thakur/Talukdar) needs to be submitted.
- 23. Affidavit by the promoter keeping in view of section 42(1)(c) of the Act, 1956 to be submitted.
- 24. Bank undertaking needs to be submitted.
- 25. Non-Dual certificate of statutory due and payment made to financial institution needs to be submitted.
- 26. Partnership agreement/Deed needs to be submitted.
- 27. CA Certificate for the entry filed by the promoter needs to be provided.
- 28. CA certificate mentioning the expenditure up to the date registration of application to be provided.

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PROCEEDINGS OF THE DAY

Proceeding dated: 28.03.2023

The Planning Executive stated about the facts of the project and later that a receipt in the application from the promoter company. It was observed and that details mentioned in the application stand conveyed vide notice dated 12.03.2023.

Mr. Vinod Vyas (Legal Ad) and Mr. Anand Sharma (ACM) are present on behalf of the promoter and are submitting the copy along with documents which are submitted by the planning executive and to put up on the next date of hearing. Further the promoter has applied for registration of the project to be constructed as per approved building plans over the plots which have been handed over to Mr. Anand Raj and others. The Planning Commissioner to check the status of registration of the project whether the promoter has purchased, produced these plots from the license given by the promoter to come up on 09.03.2023.

Signature
 Dr. Arshad Raza Khan
 Chairman, HARRIS, Gurugram

Signature
 Vicky Kumar Doyal
 Member, HARRIS, Gurugram