

**Project hearing brief**

| SN    | Particulars                                                                                                                                               | Details                                               |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| 1.    | <b>Name of the project</b>                                                                                                                                | Birla Navya (Anaika)                                  |
| 2.    | <b>Name of the promotor</b>                                                                                                                               | M/s Avarna Projects LLP                               |
| 3.    | <b>Nature of the project</b>                                                                                                                              | Residential Floors                                    |
| 4.    | <b>Location of the project</b>                                                                                                                            | Pocket G2, Birla Navya, Sector-63A, Gurugram, Haryana |
| 5.    | <b>Legal capacity</b>                                                                                                                                     | Third party right holder                              |
| 6.    | <b>Details of licensed area where plots are situated on which independent floors are proposed to be constructed and details of such plots as under: -</b> |                                                       |
| 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                                                                                                          | 2.058 acres                                           |
| e)    | Total number of independent floors                                                                                                                        | 120 (S+4) units on 30 plots                           |
| g)    | Status of project                                                                                                                                         | New                                                   |
| h)    | Whether registration applied for whole/ phase                                                                                                             | Whole                                                 |
| 7.    | Online application ID                                                                                                                                     | RERA-GRG-PROJ-1012-2021                               |
| 8.    | <b>Statutory approvals either applied for or obtained prior to registration</b>                                                                           |                                                       |
| 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.    | <b>File Status</b>                                                                                                                                        | <b>Date</b>                                           |
|       | Project received on                                                                                                                                       | 31.01.2022                                            |
|       | 1 <sup>st</sup> deficiency notice sent on                                                                                                                 | 12.01.2022                                            |



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|     | <b>1st hearing on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 28.02.2022         |
|     | <b>1st reply submitted on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 24.02.2022         |
|     | <b>2nd hearing on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 07.03.2022         |
|     | <b>3rd hearing on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 28.03.2022         |
|     | <b>4th hearing on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 31.03.2022         |
|     | <b>5th hearing on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 02.04.2022         |
| 10. | <b>Projected date of completion of the project</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 31.12.2025         |
| 11. | <b>Present stage of completion for ongoing projects (%)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | New                |
| 12. | <b>No. of Units i.e. (sold units - in case of ongoing and unsold units)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Unsold units: -120 |
| 13. | <b>Detail of encumbrances</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Not provided       |
| 14. | <p><b>Project Summary</b></p> <p>An application regarding registration of residential floors projects namely "Birla Navya Anaika" 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 document no. 11491 dated 14.10.2019 annexed as annexure A.</p> <p>The application submitted by the promoter for the said project contains 30 residential plots on which total of 120 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/433 dated 12.02. 2022. The promoter has submitted the reply dated 24.02.2022 which was scrutinized still the following deficiencies are pending which are as follows: -</p> |                    |
| 15. | <p><b>Status of documents: -</b></p> <p><b>Major Deficiencies/Observations</b></p> <ol style="list-style-type: none"> <li>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).<br/><b>Status: - Not Done</b></li> <li>2. Corrections in Detailed Project Information needs to be done.<br/><b>Status: - Not Done</b></li> <li>3. Copy of approved building plans of residential plots need to be submitted.<br/><b>Status: - Not Submitted</b></li> <li>4. PERT Chart is not submitted.<br/><b>Status: - Not Submitted</b></li> <li>5. Project report and brochure of the projects needs to be provided.<br/><b>Status: - Not Submitted</b></li> <li>6. Details of inventory plot wise needs to be submitted.<br/><b>Status: - Not Submitted</b></li> </ol>                                                                                                                                                                                                             |                    |



7. REP-II needs to be revised.  
**Status:** - Not Submitted
8. Copy of land title search report need to be certified by advocate on the latest date need to be provided.  
**Status:** - Need to be revised
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:** - Not Submitted
10. Deficit fee Rs. 91,347/- need to be submitted.  
**Status:** - Not Submitted
11. Copy of approved layout plan need to be provided.  
**Status:** - Not Submitted
12. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be provided.  
**Status:** - Not Submitted
13. Payment plans need to be provided.  
**Status:** - Not 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:** - Not 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:** Needs to be clarified.
16. Interest cost as mentioned in miscellaneous cost needs to be submitted.  
**Status:** Not clarified
17. Financial resources of the project need to be corrected.  
**Status:** Needs to be 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.
19. Saleable area of the project needs to be corrected.  
**Status:** Needs to be corrected.
20. Loan agreement needs to be submitted.  
**Status:** Not 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:** Not submitted
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:** Needs to be revised
24. Bank undertaking needs to be submitted.  
**Status:** Needs to be 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:** Needs to be revised
28. CA certificate mentioning the expenditure up to the date registration of application needs to be provided.  
**Status:** Needs to be revised

**Planning Executive**

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| <b>Day and Date of hearing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Monday and 02.05.2022 |
| <b>Proceeding recorded by</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Ram Niwas             |
| <b>PROCEEDINGS OF THE DAY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       |
| <p>Proceedings dated: 02.05.2022</p> <p>Ms. Prachi Singh Planning Executive briefed about the facts of the case.</p> <p>No one is present on behalf of the promoter. The promoter has not yet rectified the deficiencies conveyed and rather is seeking 2 weeks' time for rectification of the deficiencies vide email dated 29.04.2022.</p> <p>A two weeks' time is granted as the last opportunity for rectification of all the deficiencies.</p> <p>The matter to come up on 23.05.2022</p> |                       |

  
**Vijay Kumar Goyal**  
Member, HARERA, Gurugram

  
**Dr. Krishana Kumar Khandelwal**  
Chairman, HARERA, Gurugram