

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

 Project
 Promoter

 Birla Navya (Anaika)
 M/s Avarna Projects LLP

PROJECT HEARING BRIEF			
SN	PARTICULARS	DETAILS	
1.	Name of the project	Birla Navya (Anaika)	
2.	Name of the promotor	M/s Avarna Projects LLP	
3.	Nature of the project	Residential Floors	
4.	Location of the project	Pocket G2, 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	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.	Statutory approvals either applied for or obtained prior to registration		
i)	License Approval	Date of approval	Valid upto
		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	

	1st deficiency notice sent on	12.01.2022
	1st hearing on	28.02.2022
	1st reply submitted on	24.02.2022
	2nd hearing on	07.03.2022
	3rd hearing on	28.03.2022
	4th hearing on	31.03.2022
	5th hearing on	02.04.2022
	6th hearing on	11.04.2022
	2nd reply submitted on	22.04.2022
10.	Projected date of completion of the project	31.12.2025
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: -120
13.	Detail of encumbrances	Not provided
14.	<p>Project Summary</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.</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 with an opportunity of hearing on 28.02.2022.</p> <p>Scrutiny of reply dated 24.02.2022</p> <ol style="list-style-type: none"> 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 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. Saleable area of the project needs to be corrected. Status: Needs to be corrected. KYC of person authorized to operate the account i.e., Manoj Fitkariwala, Tejinder Singh and Ministry needs to be submitted. Status: Submitted Affidavit by the promoter keeping in view of section 4(2)(1)(D) of the Act, needs to be submitted. 	

Status: Needs to be revised

6. Bank undertaking needs to be submitted.

Status: Needs to be revised

7. Non-Default certificate of statutory due and repayment made to financial institution needs to be submitted.

Status: Provided

8. Partnership agreement/deed needs to be submitted.

Status: Provided

9. CA Certificate for the equity infused by the promoter needs to be provided.

Status: Needs to be revised

10. CA certificate mentioning the expenditure up to the date registration of application needs to be provided.

Status: Needs to be 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 out of 30 plots applied for registration of floor-wise construction, 18 plots form part of the project which have been registered by M/s Anant Raj Ltd. and remaining 12 plots are part of the project for which M/s Anant Raj Pvt. Ltd. applied for registration and is separately under consideration as a suo motu notice by the Authority for sale without registration has also been issued and to be decided along with registration of this portion. Besides this there remains other deficiencies as well which are yet to be rectified. The AR seeks two weeks' time for their rectification and accordingly, 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.

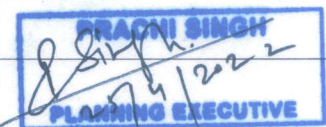
Scrutiny of reply dated 22.04.2022

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.

16. Deficit documents

1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).
Status: - Not Done
2. Corrections in Detailed Project Information needs to be done.
Status: - Not Done
3. Copy of approved building plans of residential plots need to be submitted.
Status: - Not Submitted
4. PERT Chart is not submitted.
Status: - Not Submitted
5. Project report and brochure of the projects needs to be provided.
Status: - Not Submitted
6. Details of inventory plot wise needs to be submitted.
Status: - Not Submitted
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

		<p>11. Copy of approved layout plan need to be provided. Status: - Not Submitted</p> <p>12. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be provided. Status: - Not Submitted</p> <p>13. Payment plans need to be provided. Status: - Not Submitted</p> <p>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</p> <p>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.</p> <p>16. Interest cost as mentioned in miscellaneous cost needs to be submitted. Status: Needs to be clarified.</p> <p>17. Financial resources of the project need to be corrected. Status: Needs to be clarified</p> <p>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.</p> <p>19. Saleable area of the project needs to be corrected. Status: Needs to be corrected.</p> <p>20. Loan agreement needs to be submitted. Status: Not submitted</p> <p>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</p> <p>22. 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</p> <p>23. Bank undertaking needs to be submitted. Status: Needs to be revised</p> <p>24. CA Certificate for the equity infused by the promoter needs to be provided. Status: Needs to be revised</p> <p>25. CA certificate mentioning the expenditure up to the date registration of application needs to be provided. Status: Needs to be revised</p>
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PRACHI SINGH
 PLANNING EXECUTIVE

Day and Date of hearing	Monday and 25.04.2022
Proceeding recorded by	Sh. Ram Niwas

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 scrutiny has not been done by the Planning Executive and some deficiencies as have been mentioned above are to be attended by the promoter. According the matter is fixed for next date of hearing on 02.05.2022.

V.I-3

Vijay Kumar Goyal
Member, HARERA, Gurugram



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

