

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	Partic	ulars	Details				
1.	Name	e of the project	Birla Navya (Anaika)				
2.	Name	of the promotor	M/s Avarna Projects LLP				
3.	Natur	e of the project	Residential Floors				
4.		ion of the project	Pocket G2, Birla Navya, Sector-63A, Gurugram, Haryana				
5.	Legal	capacity	Third right holder				
6.	Details of licensed area where plots are situated on which independent floors are proposed to						
a agi	be constructed and details of such plots as under: -						
a)	Name	e of the license holder	N/A				
b)	License no.		N/A	issa kole (mint So, klim social			
c)	Total area of the licensed colony		N/A				
d)	Total area of the plots applied for registration		2.058 acres				
e)	Total indep	number of bendent floors	120 (S+4) units on 30 plots				
g)			New				
h)	Whether registration applied for whole/ phase		Whole				
7.		e application ID	RERA-GRG-PROJ-1012-2021				
8.	Statu	Statutory approvals either applied for or obtained prior to registration					
	i)	License Approval	Date of approval				
			N/A				
	ii)	Zoning Plan Approval	04.10.2019	 Bossilla al la contrary q REP, it needs to be to 			
10 GT	iii)	Layout plan Approval	16.09.2019	 Gupp in land (the sea producting) 			
	iv)	Building plan approval for residential	plan Not provided				
a bas	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	b ai sen ai easta da oi			
	1 st deficiency notice sent on		12.01.2022	0.550 Strategy and a			

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 Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विकास) अधिनियम 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



	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.	situated at Pocket G2, Birla N Projects LLP was submitted Development), Act 2016. The from M/s Anant Raj Limited annexure A. The application submitted by total of 120 units are to b deficiencies/observations we	gistration of residential floors projects namely "Birla Navya Anaika" avya, Sector-63A, Gurugram, Haryana being developed by M/s Avarna d on 28.01.2022 under section 4 of Real Estate (Regulation and applicant promoter M/s Avarna Projects LLP has purchased the 11 plots and others vide document no. 11491 dated 14.10.2019 annexed as the promoter for the said project contains 30 residential plots on which be constructed. On scrutiny of the application, some of the major re observed which were conveyed to the promoter vide notice no. ed 12.02.2022. No reply has been received in the authority till date.	
	online (A-H). 2. Corrections in Detailed F	ine are not uploaded as well as the correction needs to be done in the Project Information needs to be done. ng plans of residential plots need to be submitted.	
	 Details of inventory plot REP-II needs to be revise Copy of land title search provided. Copy of Forest NOC, Nate diversion and Power line Deficit fee Rs. 91,347/- m Copy of approved layout Copy of non-encumbrance be provided. Payment plans need to be 	nure of the projects needs to be provided. wise needs to be submitted. ed. report need to be certified by advocate on the latest date need to be tural Conservation NOC, Tree cutting permission/ NOC, Forest land e shifting NOC need to be provided. leed to be submitted. plan need to be provided. ce certificate certified by tehsildar of the Revenue department need to	



a applied for registration needs to be clarified. An annexure in support					
e submitted.					
16. Interest cost as mentioned in miscellaneous cost needs to be submitted.					
the project need to be corrected.					
certificate confirming that whether there is charge against the project					
sing from the sold and unsold inventory of the project.					
pject needs to be corrected.					
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)(l)(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.					
ing the expenditure up to the date registration of application needs to be					
Monday and 28.02.2022					
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 of the application from the promoter company, it was scrutinized and that detailed receipt 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.

Vijay Kumar Goyal Member, HARERA, Gurugram

Toms

Dr. Krishana Kumar Khandelwal Chairman, HARERA, Gurugram

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 Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विकास) अधिनियम 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

- ost of block for the area applied for registration goods to be clarified. An approximant of the same
 - , balfundur, se des se men donad in triberellandong cort melda to be submitted.
 - Financial resources of the project need to be corrected;
- 8: CA/CS search report/certificate confirming that, whether there is charge against the p.e., land and receivable diffiling from the sold and threadd intentory of the stretct.
 - hattarto ad of short risk and risk for our other in the correct of ----
 - 10 hom apprentimentations submitted.
- Statement of expenditure incurred till data and expenditure to be made in each quarter variation to be filled in Jord REP 1 (A to B).
- RYE of present authorized to operate the account f.e., Manoj FILLamwala, Talinder Single and Ministry needs to be submitted.
- Affidavit by the grammer heading in view of section 4(2)(1), D) of the Act, needs to be submarried.
 Hank endertainte needs to be submitted.
- 25. Non-Default certificate of statisticity due and repayment mode to the model institution eccession be submitted.
 - 26. Pertuación agreement/field neets to be submittell.
 - CA Capitalizates for the equity infused by the promoter mends to be provided.
- 3. CA certificatio memioning the expenditure up to the date registration of application may application may applicate the prevident.

PROCEEDINGS OF THE DATE

Proceedings dated: 28.02.2022

Ms. Practil Shiph, Planning Executive briefed should the facts of the project and informs that ship receipt. If the application from the promoter company, it-was contributed and that device deficiencies in the application statisf conveyed with notice doted 12.02.2022.

Shi daindo Y, as (Lagal AR) and Sh. Anica Sharata (AGM) are present on benalt of the prince of are submitting the regis baday along with annexnes, which be accuratized by the planning as not of said to put up on the sent date of hearing. Further the promoter has applied for registration of the floors to be constructed as par approved building plans over the plots which have applied for registration of the from M/s Anant Hai Lud, and others, The Planning Coordinator to about the status of register of the gratest wherein the framour has purchased (produced these glots from the licensed promoter of the status of register of the status of register of the the gratest wherein the frametor has purchased (produced these glots from the licensed promoter of the status of register of the status of the st

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