



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
		N/A
ii)	Zoning Plan Approval	04.10.2019
iii)	Layout plan Approval	16.09.2019
iv)	Building plan approval for residential	17.01.2022
		16.01.2024
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
	7th hearing on	25.04.2022
	2nd reply submitted on	09.05.2022
	3rd reply submitted on	20.05.2022
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	No loan affidavit provided
14.	Project Summary	
	<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. The promoter has got registered the 18 plots under registration no. 142 of 2017 dated 28.08.2017 and 12 plots are still in process with the authority for registration.</p> <p>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, 09.05.2022, 20.05.2022 and 27.05.2022 which was scrutinized and still the following deficiencies are pending which are as follows: -</p>	
15.	Status of documents: -	
	Major Deficiencies/Observations	
	<p>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status: - Done</p> <p>2. Corrections in Detailed Project Information needs to be done.</p>	

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: - Revised

8. Copy of land title search report need to be certified by advocate on the latest date need to be provided.

Status: - Submitted

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: - Affidavit submitted

10. Deficit fee Rs. 91,347/- 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

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: 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.

19. Saleable area of the project needs to be corrected.

Status: corrected.

20. Loan agreement needs to be submitted.

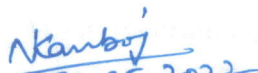
Status: submitted

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).

	<p>Status: submitted</p> <p>22. KYC of person authorized to operate the account i.e., Manoj Fitkariwala, Tejinder Singh and Ministry needs to be submitted. Status: Submitted</p> <p>23. Affidavit by the promoter keeping in view of section 4(2)(I)(D) of the Act, needs to be submitted. Status: Revised</p> <p>24. Bank undertaking needs to be submitted. Status: Revised</p> <p>25. Non-Default certificate of statutory due and repayment made to financial institution needs to be submitted. Status: Provided</p> <p>26. Partnership agreement/deed needs to be submitted. Status: Provided</p> <p>27. CA Certificate for the equity infused by the promoter needs to be provided. Status: Revised</p> <p>28. CA certificate mentioning the expenditure up to the date registration of application needs to be provided. Status: Revised</p>
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16. Deficit documents

All deficiencies are removed by the promoter. The project is recommended to be registered. The promoter is advised to submit a certificate from the concerned branch regarding submission of the annual audit report of project accounts in respect of projects registered till 31.03.2021 and QPRs of the projects of the promoter till last quarter is to be submitted.


30.05.2022
Naresh Kumar

Chartered Accountant



PRACHI SINGH
Prachi Singh
PLANNING EXECUTIVE
Planning Executive

Day and Date of hearing	Monday and 30.05.2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 30.05.2022
Ms. Prachi Singh Planning Executive briefed about the facts of the case.
Sh. Aman Sharma (AGM) is present on behalf of the promoter.
The Authority decided to grant registration subject to submission of a certificate from the concerned branch regarding submission of the annual audit report of project accounts in respect of projects registered till 31.03.2021 and QPRs of the projects of the promoter till last quarter is to be submitted.


Vijay Kumar Goyal
Member, HARERA, Gurugram


Dr. Krishana Kumar Khandelwal
Chairman, HARERA, Gurugram