

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम हरियाणा


Project Anand Niketan
Promoter M/s N S Buildtech Pvt. Ltd.


PROJECT HEARING BRIEF

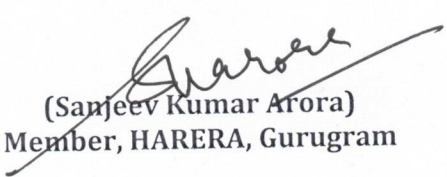
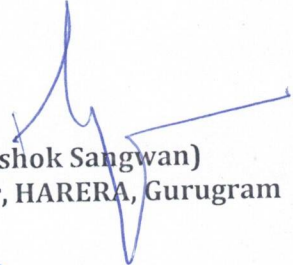

SNo.	Particulars	Details	
1.	Name of the project	Anand Niketan	
2.	Name of the promoter	M/s N.S. Buildtech Pvt. Ltd.	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 2, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	1. Sh. Surjeet Arora S/o Sh. Bishamber Arora 2. Sh. Anoop Arora S/o Sh. Ajit Arora	
7.	Whether registration applied for whole	Whole	
8.	Status of project	New	
9.	Temp. ID	RERA- GRG- PROJ- 1131- 2022	
10.	Date of completion declared u/s 4(2)(I)(c)	REP -II not submitted by the promoter	
11.	Fee calculation	<u>Registration fee</u> $(1611.99 \times 10) + (38687.756 \times 5) = \text{Rs. } 2,09,559/-$ <u>Processing fee</u> $40299.746 \times 10 = \text{Rs. } 4,02,998/-$ Total = Rs. 6,12,557/- <u>Paid by the promoter</u> = Rs. 6,05,500/- Deficit fee Rs. 7,057/-	
12.	License no.	103 Of 2022	Valid up to 27.07.2027
13.	Total licensed area	9.9583 Acres	Area to be registered 9.9583 Acres
14.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Validity up to
	i)	License Approval	27.07.2027
	ii)	Zoning Plan Approval	Not approved

	iii)	Layout plan Approval	29.07.2022
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Not submitted
	viii)	Electricity load availability connection	22.07.2022
15.	File Status		Date
	Project received on		05.09.2022
	First reply submitted on		08.09.2022
<p>Case history-</p> <p>The promoter, i.e., M/s N S Buildtech Pvt. Ltd. has applied on dated 05.09.2022 for registration of their affordable plotted colony under DDJAY namely "Anand Niketan" located at Sector 2, Sohna, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for project land admeasuring an area of 9.9583 acres for which license no. 103 of 2022 dated 28.07.2022 is issued by DTCP in favour of Sh. Surjeet Arora S/o Sh. Bishamber Arora and Sh. Anoop Arora S/o Sh. Ajit Arora in collaboration with M/s N S Buildtech Pvt. Ltd.</p> <p>The current project comprises of 172 plots out of which 87 are frozen and a commercial block being developed by M/s N S Buildtech Pvt. Ltd.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided to the promoter on 03.10.2022.</p>			
1.	Deficit documents		<ol style="list-style-type: none"> 1. Deficit fee of Rs. 7,057/- needs to be paid. 2. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. 3. Corrections marked on the hard copy of online DP need to be done. 4. Terms regarding marketing rights as per collaboration agreement need to be clarified. 5. Copy of approved service plans and estimates along with the sanction letter from DTCP, Haryana needs to be submitted. 6. Revised builder buyer agreement in prescribed format needs to be revised. 7. Payment plan needs to be revised. 8. A copy of superimposed demarcation plan on approved layout plan needs to be submitted. 9. Approved zoning plan needs to be submitted. 10. Approved demarcation plan needs to be submitted. 11. PERT chart of the project needs to be revised.

	<ol style="list-style-type: none">12. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.13. Financial resources of the project need to be clarified.14. KYC of the director needs to be provided.15. REP II needs to be uploaded in online DPI and provided.16. MOA and AOA need to be provided.17. Non encumbrance certificate not below the rank of tehsildar needs to be submitted.
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(Asha)
Chartered Accountant


(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 03.10.2022
Proceeding recorded by	Sh. Ram Niwas
PROCEEDINGS OF THE DAY	
Proceedings dated 03.10.2022	
Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts of the case.	
Sh. Surjit Arora (Director) is present on behalf of the promoter.	
Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above.	
Deficit fee, if any, be also paid before the next date of hearing along with proof of having deposited the deficit fee.	
The matter to come up on 17.10.2022.	
 (Sanjeev Kumar Arora) Member, HARERA, Gurugram	 (Ashok Sangwan) Member, HARERA, Gurugram
 (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram	