




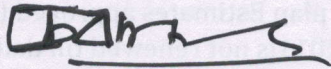
Project hearing brief

SN	Particulars	Details
1.	Name of the project	Anant Raj Estate, plotted colony in sector 63A, Gurugram
2.	Name of the promotor	M/S Anant Raj Ltd.
3.	Legal capacity	Collaborator
4.	Name of the license holder	License No. 104 of 2019 granted to Hamara Realty Pvt Ltd and others in collaboration with Anant Raj Ltd. License No. 71 of 2014 granted to Anant raj Industries Ltd and others in collaboration with Anant raj Industries Ltd. License No. 119 of 2011 granted to Rose Realty Pvt Ltd and others in collaboration with Anant Raj Industries Ltd.
5.	Online application ID	RERA-GRG-PROJ-04-2018
6.	License no.	104 of 2019 dated 07.09.2019 06.09.2024 71 of 2014 dated 29.07.2014 28.07.2024 119 of 2011 dated 28.12.2011 27.12.2019
7.	Total licensed area	110.20575 Acres Area to be registered 2.08125 Acres
8.	Project brief	The total licensed area of the project is 110.20575 acres. Out of which 43.012 acre is registered in interim HARERA, Panchkula vide RC no 142 of 2017. Partial completion certificate vide memo 2548 date 05.05.2014 is obtained for 67.65 acres and applied for 13.5 acres. (Copy not submitted). The promoter has applied for registration of additional 2.0812 acres in the authority.
9.	File Status	Date
	Project received on	31.12.2019
	Deficiency conveyed on	20.01.2020
	1 st Hearing on	27.01.2020
	2 nd Hearing on	10.02.2020
	2 nd Hearing on	16.03.2020
10.	Proceeding of hearing on 16.03.2020	The promoter was directed to submit the corrected DPI along with deficit documents. Next date of hearing fixed for 24.03.2020 which was adjourned by the authority.
11.	Detail of encumbrances	Non encumbrance certificate not submitted.
12.	Details of units	22 plots (4 NPPL plots), 1 shop
13.	Total project cost	27514.24 lacs
14.	Comments	
15.		<ul style="list-style-type: none">• Information to Revenue department about the licensee area.• Service estimates and plans (Service plans & estimates) has not submitted. Submitted (Service plan Estimates approved for 100.262 acres and applied for 9.94375 acres.)• License no. 119 of 2011 is not renewed till date.• Non-encumbrance certificate from Tehsildar for the additional land not provided.• Undertaking from bank regarding RERA compliance.• Copy of approved environment clearance for additional area not submitted.

<ul style="list-style-type: none"> Electrical load availability NOC for additional area. 				
Part-J – Additional Details in Case of On-Going Project				
<ul style="list-style-type: none"> CA certificate for actual expenses incurred till the date of making application for registration& inventory details not found on record to be submitted. Allotment is not in the prescribed format. BBA is also not in the format as specified in the Rules. Conveyance deed is also not in accordance with the Act. 				
Day and Date of hearing		Tuesday and 09.06.2020		
Proceeding recorded by		Jyoti Yadav		
REPRESENTED THROUGH				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sudhir Solanki	Gen. Manager –CRM	9811541994	sudhir@anantrajlimited.com
PROCEEDINGS OF THE DAY				
<p>During online hearing, Sh. Sudhir Solanki is present on behalf of the builder, authorized through board resolution and working as General Manager in the Company. The deficit documents which are still pending are as follows:</p> <ul style="list-style-type: none"> Information to Revenue department about the licensed area. Service estimates and plans. Renewal of license no. 119 of 2011. Undertaking from bank regarding RERA compliance. Electrical load availability NOC for additional area. 				
Part-J – Additional Details in Case of On-Going Project				
<ul style="list-style-type: none"> CA certificate for actual expenses incurred till the date of making application for registration& inventory details not found on record to be submitted. Allotment is not in the prescribed format. BBA is also not in the format as specified in the Rules. Conveyance deed is also not in accordance with the Act. 				
<p>Mr. Solanki is directed to get the deficiencies complete. He is also directed to visit tomorrow (10.06.2020) at 11.00 AM to discuss about the corrections in the DPI and online REP form. The promoter shall mark the area applied for registration on the approved layout plan. The matter will be heard on 22.6.2020.</p>				


Sh. Subhash Chander Kush
 Member, HARERA, Gurugram


Sh. Samir Kumar
 Member, HARERA, Gurugram


Dr. Krishana Kumar Khandelwal
 Chairman, HARERA, Gurugram