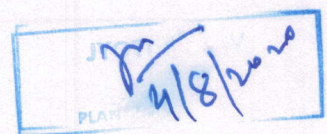




Project hearing brief

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	
	Hearing on	07.04.2020	
	Hearing on	09.06.2020	
	Hearing on	23.06.2020 (Reply not submitted)	
	Show cause notice sent on	26.06.2020	
	Reply submitted on	24.07.2020	
	Online hearing on	27.07.2020 (adjourned)	
10.	Proceeding of hearing on 26.06.2020	There are deficiencies in the application for registration as have already been communicated. The promoter has not given details of area for which part completion certificate obtained, area which was registered earlier, area now applied for registration and area which is still left out of the total license are unregistered. These details are to be marked on the approved layout plan and necessary supporting documents are to be attached. As project is still incomplete and for a part of the project,	

		part CC has been obtained and there remain many services still to be provided by the promoter which needs to be monitored by the Authority. One of the license is already expired and approved service plan estimates have not been submitted which is a serious lapse on the part of the promoter. Bank undertaking has not been submitted apart from many other deficiencies as have been communicated vide deficiency notice dated 20th January 2020 and subsequent e-mails dated 5th June 2020, 8th June, 2020. The promoter be issued a show cause notice for rejection of application for registration under section 5 of the Real Estate (Regulation and Development) Act, 2016 as despite many opportunities deficiencies have not been attended and be given a personal hearing on 27th July, 2020
11.	Detail of encumbrances	Non encumbrance certificate submitted.
12.	Details of units	22 plots (4 NPPL plots), 1 shop
13.	Total project cost	27514.24 lacs
14.	Comments	<p>As per reply dated 21.07.2020, the documents which are submitted are as follows:</p> <ul style="list-style-type: none"> • Information to Revenue department about the licensed area. Status: submitted <p>The following documents which are still pending are:</p> <ul style="list-style-type: none"> • Approved service estimates and plans for 9.94375 acres not submitted. Status: Service plan Estimates approved for 100.262 acres and applied for 9.94375 acres but not approved till date.) • License no. 119 of 2011 is not renewed till date. Status: not submitted • Copy of approved environment clearance for additional area not submitted. (For construction of commercial) Status: not submitted. • Final approval of electrical load availability NOC not submitted. Status: not submitted <p>Part-E</p> <ul style="list-style-type: none"> • Financial resources of the project have mention Rs 15540.3 Crore all the fund arrange from the instalments from the allottee however total cost of the project is Rs 29077.54 lakh this needs to be corrected and mention the financial resources of the project use from owned fund and loan fund if any. <p>Part-H</p> <ul style="list-style-type: none"> • Undertaking from bank regarding RERA compliance. Status: not submitted • Promoter has opened the Master account and Separate RERA compliant account in different banks.



Part-I

- In Cash flow statement sources of fund and net cash flow statement needs to be corrected.

Part-J – Additional Details in Case of On-Going Project

- CA certificate for actual expenses incurred till the date of making application for registration & inventory details not found on record to be submitted.

Status: CA Certificate as on date 31.12.2019 mention no of unsold units 212 however as per the latest DPI submitted no of unsold units have been 76 only. Details of sold units i.e 136 (212-76) needs to be provided including with 134 units already sold.

- Allotment is not in the prescribed format. (Payment plan needs to be revised)
- BBA is also not in the format as specified in the Rules. BBA shall be signed with landowners as a confirming party.

4/8/2020
PLANNING EXECUTIVE

Day and Date of hearing Tuesday and 04.08.2020

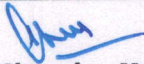
Proceeding recorded by Jyoti Yadav

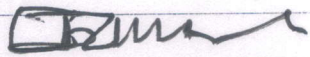
REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sudhir Solanki	Gen. Manager –CRM	9811541994	sudhir@anantrajlimited.com

PROCEEDINGS OF THE DAY

Deficiencies were explained to representatives of promoter present online. So far the promoter has not submitted the approved service plan and estimates of the project. The availability of road and other infrastructure status is to be submitted by the promoter duly marked in the layout plan. As the license of one part of the project is already expired accordingly the request for grant of registration for the applied project (additional) cannot be considered. The promoter even after six year of getting part completion certificate of part of the project and still has not provided infrastructure and community facilities. Details need to be submitted. The details regarding whole project are to be provided in the DPI along with the deemed Phase of additional license. The promoter has been issued show cause notice as why application for grant of registration shall not be rejected on account of deficiencies and so far deficiencies have not been removed. The promoter has already been given seven hearings in all and also, one hearing after issue of show cause notice. The Authority decided to reject the application for grant of registration. Processing fee shall be forfeited. Detailed order will follow.


Sh. Subhash Chander Kush
Member, HARERA, Gurugram


Dr. Krishana Kumar Khandelwal
Chairman, HARERA, Gurugram

