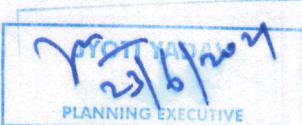


Project hearing brief

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)	
	Online hearing on	04.08.2020	
	Reply submitted on	03.09.2020	
	Resubmitted on	15.09.2020	
	Online hearing on	16.11.2020 (adjourned)	
Hearing on	27.11.2020 (adjourned)		

	Hearing on	18.01.2021
	Hearing on	08.02.2021
	Hearing on	22.02.2021 (adjourned)
	Reply submitted on	22.02.2021
	Hearing on	23.02.2021
	Hearing on	26.04.2021
10.	Detail of encumbrances	Non encumbrance certificate submitted.
11.	Details of units	22 plots (4 NPPL plots), 1 shop
12.	Total project cost	27514.24 lacs
13.	Comments	<p>The following documents which are submitted by the promoter are as follows:</p> <ul style="list-style-type: none"> • Copy of approved environment clearance for additional area not submitted. (For construction of commercial) Status: not required because the area is less than 125 acres. • Final approval of electrical load availability NOC not submitted. Status: submitted • In Cash flow statement sources of fund and net cash flow statement needs to be corrected. Status: corrected in the DPI • Financial resources of the project have mention Rs 15540.3 Crore all the funds 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. Status: corrected • Undertaking from bank regarding RERA compliance. Status: submitted. • Promoter has opened the Master account and Separate RERA compliant account in different banks. Status: submitted the corrected account nos. • 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) Status: payment plan submitted, and corrections found in the allotment letter which needs to be done by the promoter. • BBA is also not in the format as specified in the Rules. BBA shall be signed with landowners as a confirming party. Status: date of completion and possession date not mentioned in the BBA.
14.	Deficit documents	<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 which are pending for approval at DTCP, Haryana.


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- License no. 119 of 2011 is not renewed till date.
Status: copy of renewal not submitted.
- Promoter has submitted an affidavit on 22.02.2021 stating that he will apply for the registration of unregistered area within 30 days.
Status: promoter has not applied for the registration of unregistered area.



Day and Date of hearing Tuesday and 23.06.2021

Proceeding recorded by Ram Niwas


PROCEEDINGS OF THE DAY


Proceedings dated: 23.06.2021.

Ms. Jyoti Yadav Coordinator Planning Branch briefed the facts of the case.

Sh. Sudhir Solanki (AR) and Sh. Akhil Kumar are present on behalf of the promoter. AR requested for 15 days' time to submit requisite documents. He was also directed to submit record pertaining to booking and sale of floors in Block E and occupation certificate of respective floors/plot from the competent authority. The promoter failed to honor his own undertaking regarding registration of left out unregistered area. Although the AR submitted that they request for their restoration of revoked part CC is already under consideration of DTCP and likely to be considered very shortly.

The matter to come up on 13.07.2021.


Dr. Krishana Kumar Khandelwal
Chairman, HARERA, Gurugram


Sh. Vijay Kumar Goyal
Member, HARERA, Gurugram

