Project Name- Anant Raj Estate
Temp-ID-RERA-GRG-PROJ-1229-2022

PROJECT HEARING BRIEF

S No.	Particulars	Details		
1.	**Name of the project**	Anant Raj Estate		
2.	**Name of the promotor**	M/s Anant Raj Ltd.		
3.	**Nature of the project**	Residential Plotted Colony		
4.	**Location of the project**	Anant Raj Estate, Sec-63A, Gurugram, Haryana		
5.	**Legal capacity to act as a promoter**	Collaborator		
6.	**Name of the license holder**	License no. 119 of 2011- M/s Rose Realty Pvt. Ltd., M/s Anantraj Industries Ltd. and 10 others. License no. 71 of 2014- M/s Anantraj Industries Ltd., Glaze Properties Pvt. Ltd. and 9 others.		
7.	**Name of the collaborator**	M/s Anant Raj Ltd.		
8.	**Whether registration applied for whole/Phase**	Phase		
9.	**Status**	Ongoing		
10.	**Online Application ID**	RERA-GRG-1229-2022		
11.	**Project Completion Date as declared u/s 4(2)(L)(C)**	27.02.2024		
12.	**QPR Compliance (If applicable)**	Not submitted for March 2020, September 2020, March 2021 and September 2021		
13.	**4(2)(L)(D) Compliance (If applicable)**	Not submitted for 2018-2019 and 2021-2022		
14.	**Date of completion of project as per REP-II**	27.02.2024		
15.	**License no.**	119 of 2011 dated 28.12.2011		Valid up to 27.12.2024
		71 of 2014 dated 29.07.2014		Valid up to 28.07.2024
16.	**Total licensed area**	108.1245 Acres	**Area to be registered**	43.0120 acres
17.	**RERA Registration Number**	142 of 2017 DATED 28.08.2017		27.08.2022 (Additional 6 months of covid-19= 27.02.2023)
18.	**Extension applied up-to**	27.02.2024 (1 years)		
19.	**Fee Calculation**			
	Fee at the time of registration			
	A. Registration fee (Residential Area)	1,68,604.90 sqm x 10 = ₹ 16,86,043/-		
	B. Registration fee (Commercial Area)	5,460 sqm x 20 = ₹ 1,09,184/-		
	C. Total fee (a+b)	₹ 16,86,043/-		
	D. Total fee paid at the time of registration	₹ 17,40,746/-		
	Fee at the time of extension of registration			
	A. Extension Fee (Half of Registration fee)	₹ 8,43,021.64/-		
	B. Processing fee	1,74,063.54 x 10		

			= ₹ 17,40,635/-
	C.	Total fee (a+b)	₹ 25,83,657/-
	Total Fee (Registration + Extension)		₹ 42,69,700/-
20.	**DD Details at the time of registration**		
	A.	DD amount	1. ₹ 14,22,550 /- 2. ₹ 3,18,196/-
	B.	DD no. and date	1. 003776 dated 31.07.2017 2. 003775 dated 31.07.2017
	C.	Name of the bank issuing	State Bank of India
	D.	Total amount	₹ 17,40,746/-
	DD Details for extension of registration		
	A.	DD Amount	₹ 8,97,650/-
	B.	DD no. and date	508057 dated 21.11.2022
	C.	Name of the bank issuing	State Bank of India
	D.	Deficient amount	₹ 16,31,304/-

21.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No.	**Particulars**	**Date of approval**	**Validity up to**
	a)	**License no. 119 of 2011**	28.12.2011	27.12.2024
		License no. 115 of 2019	29.07.2014	28.07.2024
	b)	**Building plan Approval**	N/A	
	c)	**Environmental Clearance**	Provided (11.05.2021)	10.05.2028
	d)	**Airport height clearance**	N/A	
	e)	**Fire scheme approval**	N/A	
	f)	**Service plan and estimate approval**	Submitted	

22.	**File Status**	**Date**
	Project received on	30.11.2022
	First notice sent on	15.12.2022
	First Hearing	19.12.2022
	Reply Submitted	03.01.2023
	Second Hearing	03.01.2023
	Reply Submitted	12.01.2023
	3rd Hearing	17.01.2023
	4th Hearing	31.01.2023
	5th Hearing	14.02.2023
	6th Hearing	27.02.2023

23. Case History

An application regarding extension of registration of Residential Plotted colony namely "Anant Raj Estate" situated at Anant Raj Estate, Sec-63A, Gurugram, Haryana being developed by M/s Anant Raj Ltd. (Collaborator) was submitted on 30.11.2022 under section 6 of Real Estate (Regulation and Development), Act 2016.

This application for extension of registration falls under following licenses as under; -

1. 119 of 2011- 100.262 acres

	2. 71 of 2014- 7.8625 acres The total licensed area comes out to be 108.1245 acres. On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/37 dated 30.11.2022. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 19.12.2022. On 19.12.2022, The AR of the promoter is directed to remove the deficiencies. The matter to come up on 03.01.2023. The promoter has not submitted the reply till date. On 03.01.2023, The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from the filing of information in online detailed project information. The matter is adjourned to 17.01.2023. On 17.02.2023, The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from the filing of information in online detailed project information. The matter is adjourned to 31.01.2023. On 31.02.2023, The matter is adjourned to 14.02.2023. On 14.02.2023, Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project. None is present on behalf of the promoter. The authorized representative of the promoter has sent a request for adjournment of hearing for 2 weeks via email. The request is allowed. The matter to come up on 27.02.2023.	
24.	**Present compliance status as on 27.02.2022 of deficient documents as observed on last hearing i.e. 14.02.2023.**	1. Deficit fee of Rs 16,31,304/- needs to be paid. **Status- Submitted** 2. Correction in REP-I (Part A-H) needs to be done. Status- Not Submitted 3. Corrections in online DPI needs to be done. Status- Not Submitted 4. Approved demarcation plan needs to be submitted. Status- Not Submitted, as A2 size of plan is submitted and nothing is visible on it. 5. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status- Not Submitted 6. Assurance of approvals/NOCs from various agencies for connecting external services needs to be submitted. Status- Not Submitted 7. Needs to submit undertaking related to Natural conservation zone NOC, Tree cutting permission NOC, Powerline shifting NOC. **Status- Submitted** 8. Needs to submit Land related documents.(Aks- shajra, Land title search report, and Non-encumbrance certificate). Status- Not Submitted 9. Needs to submit mutation copy. Status- Not Submitted

		10. Needs to submit Service Plan and estimates plans of Roads and pavements, Electricity supply plan, Solid waste management plan, Storm water drainage plan, Street light plan. Status- Not Submitted 11. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. Status- Not Submitted 12. Details of sold and unsold plots need to be provided. Status- Not Submitted 13. PERT Chart specifying date of completion needs to be revised. Status- Not Submitted 14. Revised builder buyer agreement, allotment letter and conveyance deed need to be submitted in prescribed format. Status- Not Submitted 15. Copy of executed BBA needs to be submitted. **Status- Submitted** 16. Needs to submit details of Existing Allottees. (Draft allotment, Agreement for sale, conveyance deed executed, Performa of application form and Payment receipt). Status- Not Submitted 17. Supporting documents for reasons for delay of the project needs to be submitted. Status- Not Submitted 18. Copy of DD submitted at the time of registration needs to be provided. **Status- Submitted** 19. Brochure & Advertisement of the project needs to be provided. Status- Not Submitted 20. Cost of the land needs to be clarified according to the area applied for the registration. Status- Not Submitted 21. Financial resources of the project needs to be corrected. Status- Not Submitted 22. Quarterly schedule of estimated expenditure needs to be provided. Status- Not Submitted 23. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. **Status- Submitted**

		24. Non encumbrance certificate not below the rank of tehsildar needs to be submitted. Status- Not Submitted 25. Cash flow statement in REP -1 (A to H) need to be provided. Status- Not Submitted 26. CA certificate for expenditure incurred and to be incurred needs to be revised. Status- Not Submitted 27. Conversion charges, license fee, EDC and IDC as per LOI needs to be filled. Status- Not Submitted 28. CA certificate for non-default in payment of debt obligations needs to be provided. Status- Not Submitted
25.	**Remarks**	1. Correction in REP-I (Part A-H) needs to be done. 2. Corrections in online DPI needs to be done. 3. Approved demarcation plan needs to be submitted. 4. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. 5. Assurance of approvals/NOCs from various agencies for connecting external services needs to be submitted. 6. Needs to submit Land related documents. (Aks- shajra, Land title search report, and Non-encumbrance certificate). 7. Needs to submit mutation copy. 8. Needs to submit Service Plan and estimates, plans of Roads and pavements, Electricity supply plan, Solid waste management plan, Storm water drainage plan, Street light plan. 9. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. 10. Details of sold and unsold plots need to be provided. 11. PERT Chart specifying date of completion needs to be revised. 12. Revised builder buyer agreement, allotment letter and conveyance deed need to be submitted in prescribed format. 13. Needs to submit details of Existing Allottees. (Draft allotment, Agreement for sale, conveyance deed executed, Performa of application form and Payment receipt). 14. Supporting documents for reasons for delay of the project needs to be submitted.

		15. Brochure & Advertisement of the project needs to be provided. 16. Cost of the land needs to be clarified according to the area applied for the registration. 17. Financial resources of the project needs to be corrected. 18. Quarterly schedule of estimated expenditure needs to be provided. 19. Non encumbrance certificate not below the rank of tehsildar needs to be submitted. 20. Cash flow statement in REP -1 (A to H) need to be provided. 21. CA certificate for expenditure incurred and to be incurred needs to be revised. 22. Conversion charges, license fee, EDC and IDC as per LOI needs to be filled. 23. CA certificate for non-default in payment of debt obligations needs to be provided.

(Asha)
Chartered Accountant

(Deepika)
Planning Executive

Day and Date of hearing	Monday and 27.02.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 27.02.2023

Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Sudhir Solanki (GM) is present on behalf of the promoter.

The AR of the promoter is directed to rectify the deficiencies before the next date of hearing.

The matter to come up on 13.03.2023.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram