**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.<br>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<br>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<br>= ₹ 16,86,043/- | | |
| | **B.** Registration fee (Commercial Area) | 5,460 sqm x 20<br>= ₹ 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** | | | |

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| | A. | Extension Fee (Half of Registration fee) | ₹ 8,43,021.64/- |
| | B. | Processing fee | 1,74,063.54 x 10<br>= ₹ 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 /-<br>2. ₹ 3,18,196/- |
| | B. | DD no. and date | 1. 003776 dated 31.07.2017<br>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 |
| | **7th Hearing** | 13.03.2023 |

**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

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| | Ltd. (Collaborator) was submitted on 30.11.2022 under section 6 of Real Estate (Regulation and Development), Act 2016.<br>This application for extension of registration falls under following licenses as under; -<br>1. 119 of 2011- 100.262 acres<br>2. 71 of 2014- 7.8625 acres<br>The total licensed area comes out to be 108.1245 acres.<br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>On 31.02.2023, The matter is adjourned to 14.02.2023.<br><br>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.<br><br>On 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. | |
| **24.** | **Present compliance status as on 13.03.2023 of deficient documents as observed on last hearing i.e. 27.02.2023.** | 1. Deficit fee of Rs 16,31,304/- needs to be paid.<br>**Status- Submitted**<br>2. Correction in REP-I (Part A-H) needs to be done.<br>Status- Not Submitted<br>3. Corrections in online DPI needs to be done.<br>Status- Not Submitted<br>4. Approved demarcation plan needs to be submitted.<br>Status- Not Submitted, as A2 size of plan is submitted and nothing is visible on it.<br>5. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.<br>Status- Not Submitted<br>6. Assurance of approvals/NOCs from various agencies for connecting external services needs to be submitted.<br>Status- Not Submitted |

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| | | 7. Needs to submit undertaking related to Natural conservation zone NOC, Tree cutting permission NOC, Powerline shifting NOC.<br>**Status- Submitted**<br>8. Needs to submit Land related documents.(Aks- shajra, Land title search report, and Non-encumbrance certificate).<br>Status- Not Submitted<br>9. Needs to submit mutation copy.<br>Status- Not Submitted<br>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.<br>Status- Not Submitted<br>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.<br>Status- Not Submitted<br>12. Details of sold and unsold plots need to be provided.<br>Status- Not Submitted<br>13. PERT Chart specifying date of completion needs to be revised.<br>Status- Not Submitted<br>14. Revised builder buyer agreement, allotment letter and conveyance deed need to be submitted in prescribed format.<br>Status- Not Submitted<br>15. Copy of executed BBA needs to be submitted.<br>**Status- Submitted**<br>16. Needs to submit details of Existing Allottees. (Draft allotment and Performa of application form).<br>Status- Not Submitted<br>17. Supporting documents for reasons for delay of the project needs to be submitted.<br>Status- Not Submitted<br>18. Copy of DD submitted at the time of registration needs to be provided.<br>**Status- Submitted**<br>19. Brochure & Advertisement of the project needs to be provided.<br>Status- Not Submitted<br>20. Cost of the land needs to be clarified according to the area applied for the registration.<br>Status- Not Submitted |

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| | | 21. Financial resources of the project needs to be corrected.<br>Status- Not Submitted<br>22. Quarterly schedule of estimated expenditure needs to be provided.<br>Status- Not Submitted<br>23. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.<br>**Status- Submitted**<br>24. Non encumbrance certificate not below the rank of tehsildar needs to be submitted.<br>Status- Not Submitted<br>25. Cash flow statement in REP -1 (A to H) need to be provided.<br>Status- Not Submitted<br>26. CA certificate for expenditure incurred and to be incurred needs to be revised.<br>Status- Not Submitted<br>27. Conversion charges, license fee, EDC and IDC as per LOI needs to be filled.<br>Status- Not Submitted<br>28. CA certificate for non-default in payment of debt obligations needs to be provided.<br>Status- Not Submitted |
| **25.** | **Remarks** | 1. Correction in REP-I (Part A-H) needs to be done.<br>2. Corrections in online DPI needs to be done.<br>3. Approved demarcation plan needs to be submitted.<br>4. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.<br>5. Assurance of approvals/NOCs from various agencies for connecting external services needs to be submitted.<br>6. Needs to submit Land related documents.(Aks- shajra, Land title search report, and Non-encumbrance certificate).<br>7. Needs to submit mutation copy.<br>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.<br>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.<br>10. Details of sold and unsold plots need to be provided.<br>11. PERT Chart specifying date of completion needs to be revised. |

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|---|---|---|
| | | 12. Revised builder buyer agreement, allotment letter and conveyance deed need to be submitted in prescribed format.<br>13. Needs to submit details of Existing Allottees. (Draft allotment and Performa of application form).<br>14. Supporting documents for reasons for delay of the project needs to be submitted.<br>15. Brochure & Advertisement of the project needs to be provided.<br>16. Cost of the land needs to be clarified according to the area applied for the registration.<br>17. Financial resources of the project needs to be corrected.<br>18. Quarterly schedule of estimated expenditure needs to be provided.<br>19. Non encumbrance certificate not below the rank of tehsildar needs to be submitted.<br>20. Cash flow statement in REP -1 (A to H) need to be provided.<br>21. CA certificate for expenditure incurred and to be incurred needs to be revised.<br>22. Conversion charges, license fee, EDC and IDC as per LOI needs to be filled.<br>23. CA certificate for non-default in payment of debt obligations needs to be provided. |

**(Asha)**
**Chartered Accountant**

**(Deepika)**
**Planning Executive**

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| **Day and Date of hearing** | Monday and 13.03.2023 |
| **Proceeding recorded by** | Sh. Ram Niwas |

**PROCEEDINGS OF THE DAY**

Proceedings dated: 13.03.2023

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

Sh. Sudhir Solanki (AR) and Sh. Sonu Kumar (AR) present on behalf of the promoter.

The applicant has deposited the requisite documents on 10.03.2023 which are being scrutinized.

The matter to come up on 20.03.2023.

**(Sanjeev Kumar Arora)**
**Member, HARERA, Gurugram**

**(Ashok Sangwan)**
**Member, HARERA, Gurugram**

**(Vijay Kumar Goyal)**
**Member, HARERA, Gurugram**

**(Arun Kumar Gupta)**
**Chairman, HARERA, Gurugram**