



**Project hearing brief for registration u/s 4**

S.No.	Particulars	Details	
1.	Name of the project	The Antalyas	
2.	Name of the promoter	M/s Navraj Infratech Pvt. Ltd.	
3.	Nature of the project	Group Housing colony	
4.	Location of the project	Sector- 37D, Gurugram	
5.	Legal capacity to act as a promoter	Change of Developer	
6.	Name of the license holder	M/s Ramprastha Realtor (P) Ltd. M/s Ramprastha Buildtech (P) Ltd. M/s Ramprastha Township (P) Ltd. M/s Ramprastha Promoters (P) Ltd. M/s A.S Realcon (P) Ltd. M/s S.A Infratech (P) Ltd. (merged into M/s Ramprastha Promoters and Developers Pvt. Ltd.) M/s B.S.Y Developers Pvt. Ltd.	
7.	Name of the Change of Developer	M/s Navraj Infratech Pvt. Ltd.	
8.	Status of project	Ongoing	
9.	Whether registration applied for whole/ phase	Whole (As COD is for 5.4529 acres)	
	Phase no.	Not Provided	
10.	Online application ID	RERA-GRG-1212-2022	
11.	License no.	12 of 2009 dated 21.05.2009	Valid upto 20.05.2024
12.	Total licensed area	13.156 acres	<b>Area to be Registered</b> 5.4529 acres
13.	Projected completion date	OC - 28.02.2027 CC - 30.04.2027	
14.	QPR Compliances (if applicable)	N/A	
15.	4(2)(I)(D) Compliances (if applicable)	N/A	
16.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	12 of 2009 dated 21.05.2009 20.05.2024
	ii)	Zoning Plan Approval	3682 dated 24.01.2013 -
	iii)	Revised Building plan Approval	Applied
	iv)	Expansion Environment Clearance	SEIAA/HR/2021/491 dated 25.09.2021

	<b>Consent To Operate</b>	19.04.2021	29.06.2024
v)	<b>Airport height clearance</b>	AAI/NOC/2013/593/3998-4003 dated 15.01.2014	14.01.2019
	<b>Revalidated Airport height clearance</b>	AAI/RHQ/NR/ATM/NOC/REVALIDATION/2013/593/366-370 dated 20.02.2019	12.01.2022 (Expired)
vi)	<b>Fire approval scheme</b>	Not Submitted	
vii)	<b>Service plan and estimate approval</b>	Not Submitted	
<b>17.</b>	<b>Fee Details</b>		
	<b>Registration Fee</b>	33,442.083 *1.75*10 = Rs 5,85,237/-	
	<b>Processing Fee</b>	33,442.083*10 = Rs 3,34,420/-	
	<b>Late Fee</b>	450% of registration fee - 5,85,237 * 4.5 = Rs 26,33,567/-	
	<b>Total Fee</b>	Rs 35,53,224/-	
<b>18.</b>	<b>DD amount</b>	Rs 2,30,000/- Rs 2,25,000/- Rs 4,65,000/-	
	<b>DD no. and date</b>	000234 dated 10.01.2023. 000233 dated 10.01.2023. Reference id- 709204574 dated 02.02.2023.	
	<b>Name of the bank issuing</b>	Axis Bank	
	<b>Total amount paid</b>	Rs 9,20,000/-	
	<b>Deficient amount</b>	Rs 26,33,224/-	
<b>19.</b>	<b>File Status</b>	<b>Date</b>	
	<b>File received on</b>	27.01.2023	
	<b>Deficiency conveyed on</b>	07.02.2023	
	<b>First hearing on</b>	13.02.2023	
	<b>Second hearing on</b>	13.03.2023	
<b>20.</b>	<b>Case History:</b>		
	<p>The Promoter M/s Navraj Infratech Pvt. Ltd. who is a change of developer applied for the registration of real estate group housing colony namely "The Antalyas" located at Sector-103, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 48348 dated 27.01.2023 and RPIN-580. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1212-2022. The project area for registration is 5.4529 acres as per the approval of Joint development right holder/ Change of Developer. However, the licensed area is 13.156 acres vide License no - 12 of 2009 dated 21.05.2009.</p> <p>The license was issued in favour of M/s Ramprastha Realtor (P) Ltd., M/s Ramprastha Buildtech (P) Ltd., M/s Ramprastha Township (P) Ltd., M/s Ramprastha Promoters (P) Ltd., M/s A.S Realcon (P) Ltd., M/s S.A Infratech (P) Ltd. (merged into M/s Ramprastha Promoters and Developers Pvt. Ltd.)- M/s B.S.Y Developers Pvt. Ltd. for the development of area admeasuring 13.156 acres.</p>		



	<p>However, the Joint development agreement is executed for an area admeasuring 5.43 acres dated 07.12.2022.</p> <p>The total licensed area is 13.156 acres out of which the area admeasuring 3.2570 acres was registered vide registration no. GGM/289/2018/21 dated 23.10.2018 which was expired on March 2020+ 6 months COVID i.e., September 2020 and the continuation of the project was approved vide continuation no. 20 of 2018/7(3)/2022/1 dated 21.07.2022 which was valid upto 30.09.2025.</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/580 dated 07.02.2023 was issued to the promoter with an opportunity of being heard on 13.02.2023.</p> <p><b>On 13.02.2023</b>, Sh. Ashish Kush, Planning Executive briefed about the facts of the case. None is present on behalf of the promoter. A request for adjournment has been received from the applicant. The promoter is directed to rectify the deficiencies before the next date of hearing i.e., 20.03.2023.</p> <p>The promoter has submitted the reply on 15.02.2023, 28.02.2023, 07.03.2023, 09.03.2023 and 10.03.2023 which were scrutinized and the status of documents is mentioned below.</p> <p>In the reply dated 09.03.2023, the promoter requested for the pre-ponement of hearing on 13.03.2023 instead of 20.03.2023.</p>
<p><b>21.</b></p>	<p><b>Present compliance status as on 13.03.2023 of deficient documents as conveyed in the hearing dated 13.02.2023.</b></p> <ol style="list-style-type: none"> <li>1. Area in the change of developer is 5.4529 acres and Joint development agreement was executed for an area 5.43 acres which needs to be clarified. Status: Application submitted in the DTCP, Haryana for correction of area in the order for Change of developer.</li> <li>2. Deficit Fee- Rs 26,33,224/-. Status: Not Submitted.</li> <li>3. Copy of Consent of two-third allottees in the project needs to be submitted as the building plans are revised. Status: Not Submitted.</li> <li>4. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not Submitted.</li> <li>5. Online DPI needs to be corrected. Status: Submitted but needs to be revised.</li> <li>6. Building plan approval letter alongwith the plans need to be submitted. Status: Not Submitted.</li> <li>7. Fire scheme approval needs to be submitted. Status: Not Submitted.</li> <li>8. Approved Service plan and estimates needs to be submitted. If applied, then the copy of the same needs to be submitted. Status: Applied on 10.02.2023.</li> <li>9. Approval NOCs from the various agencies for connecting external services like sewerage, storm water drainage needs to be submitted.</li> </ol>

		<p><b>Status: Sewerage submitted approved vide memo no. GMDA/SEW/2023/109 dated 10.02.2023. Storm water drainage pending.</b></p> <p>10. Project report needs to be submitted. <b>Status: Not Submitted.</b></p> <p>11. Pert chart needs to be revised. <b>Status: Submitted.</b></p> <p>12. Draft Application form needs to be revised. <b>Status: Submitted.</b></p> <p>13. Draft BBA needs to be revised. <b>Status: Submitted.</b></p> <p>14. Draft Conveyance deed needs to be revised. <b>Status: Submitted.</b></p> <p>15. Draft brochure needs to be submitted. <b>Status: Submitted.</b></p> <p>16. Mining permission needs to be submitted. <b>Status: Submitted.</b></p> <p>17. CA certificate for Expenditure to be incurred and incurred needs to be submitted. <b>Status: Submitted.</b></p> <p>18. Cost of land needs to be clarified along with the annexure. <b>Status: Submitted.</b></p> <p>19. Bank undertaking needs to be revised. <b>Status: Submitted.</b></p> <p>20. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. <b>Status: Submitted.</b></p> <p>21. Quarterly schedule of estimated expenditure needs to be revised. <b>Status: Submitted.</b></p> <p>22. Cash flow statement needs to be revised. <b>Status: Not Submitted.</b></p> <p>23. Financial resources need to be submitted. <b>Status: Submitted.</b></p> <p>24. CA Certificate for non-default needs to be revised. <b>Status: Submitted.</b></p> <p>25. Miscellaneous cost filled Nil in Online DPI. Needs to be filled in DPI. <b>Status: Miscellaneous cost filled in the Online DPI.</b></p> <p>26. MOA, AOA and COI need to be submitted. <b>Status: Submitted.</b></p>
22.	Remarks	<p>1. Area in the change of developer is 5.4529 acres and Joint development agreement was executed for an area 5.43 acres which needs to be clarified.</p> <p>2. Deficit Fee- Rs 26,33,224/-.</p> <p>3. Copy of Consent of two-third allottees in the project needs to be submitted as the building plans are revised.</p>





	<ol style="list-style-type: none"><li>4. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</li><li>5. Online DPI needs to be revised.</li><li>6. Building plan approval letter alongwith the plans need to be submitted.</li><li>7. Fire scheme approval needs to be submitted.</li><li>8. Approved Service plan and estimates needs to be submitted.</li><li>9. Approval NOCs from the various agencies for connecting external services like storm water drainage needs to be submitted.</li><li>10. Project report needs to be submitted.</li><li>11. Cash flow statement needs to be revised.</li></ol>
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Asha

**Chartered Accountant**



**Ashish Kush**  
**Planning Executive**

**Day and Date of hearing**

Monday and 13.03.2023

**Proceeding recorded by**

Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 13.03.2023.


Sh. Ashish Kush, Planning Executive briefed about the facts of the case.


Sh. Naveen Kumar (Director) and Sh. Raj Yadav (Director) are present on behalf of the promoter.


The AR of the promoter states that the deficiencies shall be complied within 2 weeks.

The matter to come up on 03.04.2023.

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

  
(Ashok Sangwan)  
Member, HARERA

  
(Arun Kumar Gupta)  
Chairman, HARERA

