



New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

Project Aanandam Ora  
Promoter M/s Ora Land And Housing Pvt. Ltd.

**PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016**

SNo.	Particulars	Details		
1.	Name of the project	Aanandam Ora		
2.	Name of the promotor	M/s Ora Land And Housing Pvt. Ltd.		
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 93, Gurugram		
5.	Legal capacity to act as a promoter	Licensee		
6.	Name of the license holder	M/s Ora Land And Housing Pvt. Ltd.		
7.	Whether registration applied for whole	Whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1340-2023		
10.	License no.	108 of 2022 dated 05.08.2022	Valid up to 04.08.2027	
		33 of 2023 dated 16.02.2023	Valid up to 15.02.2028	
11.	Total licensed area	15.7 Acres	Area to be registered 15.7 Acres	
12.	Project completion date as declared u/s 4(2)(I)(c)	02.02.2028		
13.	QPR compliance	N/A		
14.	4(2)(I)(D) compliance	N/A		
15.	Compliance of conditions of RC	N/A		
16.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	05.08.2022 16.02.2023	04.08.2027 15.02.2028
	ii)	Zoning Plan Approval	Not submitted	
	iii)	Layout plan Approval	16.02.2023	
iv)	Environmental Clearance	N/A		

**Email:** hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in  
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Not submitted
	viii)	Electricity load availability connection	Not submitted
17.	<b>Fee details</b>		
		Registration fee	(60994.13 x 10) + (2541.42 x 20) =Rs. 6,60,769/-
		Processing Fee	63535.55 x 10 = Rs. 6,35,356/-
		Late fee	Nil
		Total fee	Rs. 12,96,125/-
18.	<b>DD Details submitted with the current application</b>		
		DD amount	Rs. 7,65,000/-
		DD no. and date	511206 dated 29.03.2023
		Name of the bank issuing	ICICI Bank
		Deficient amount	Nil
19.	<b>DD Details submitted with the earlier application (1139-2022) withdrawn dated 13.12.2022</b>		
		DD amount	Rs. 9,70,765/-
		DD no. and date	510860 dated 20.08.2022
		Name of the bank issuing	ICICI Bank
		Fee to be forfeited as per order dated 13.12.2022	Rs. 4,61,089/-
		Fee to be adjusted in current application	Rs. 5,09,676/-
		Deficit Fee	(1296125-765000-509676) = Rs. 21,449/-
20.	<b>File Status</b>	<b>Date</b>	
	Project received on	31.03.2023	
	Notice sent on	13.04.2023	
	First reply submitted on	13.04.2023	
21.	Case history-		
	The promoter i.e., M/s Ora Land And Housing Pvt. Ltd. has applied on dated 31.03.2023 for registration of their affordable plotted colony under DDJAY namely "Aanandam Ora" located in Sector-93, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.		



	<p>This application is for project land admeasuring an area of 15.7 acres comprising of license no. 108 of 2022 dated 05.08.2022 valid up to 04.08.2027 measuring and area of 11.39375 acres and license no. 33 of 2023 dated 16.02.2023 valid up to 15.02.2028 admeasuring an area of 4.30625 acres granted by DTCP in favour of M/s Ora Land And Housing Pvt. Ltd.</p> <p>The promoter had earlier applied in the Authority for registration of license no 108 of 2022 dated 05.08.2022 (11.39375 acres) which was allowed to be withdrawn by the Authority on the request made by the promoter subject to the forfeiture of processing fee of Rs. 4,61,089/- (order dated 13.12.2023 attached in file).</p> <p>The current application is for the registration of 307 residential plots and a commercial block proposed to be developed by M/s Ora Land And Housing Pvt. Ltd.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided on 27.03.2023. On 27.03.2023, the matter was adjourned to 29.03.2023</p>
<p>22.</p>	<p><b>Present compliance status as on 17.04.2023 of deficient documents as conveyed in deficiency notice</b></p> <ol style="list-style-type: none"> <li>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each.  <b>Status: Not done</b></li> <li>2. Corrections marked on the hard copy of online DPI need to be done.  <b>Status: Done</b></li> <li>3. Deficit fee of Rs. 21,449/- needs to be paid.  <b>Status: Paid through ICICI Bank online transaction ID 1137901061 dated 12.04.2023</b></li> <li>4. Revised project report needs to be submitted.  <b>Status: Submitted</b></li> <li>5. Non- encumbrance certificate issued by the revenue officer not below the rank of Tehsildar not more than six months prior to the date of application needs to be submitted.  <b>Status: The promoter submits that the land falls in the jurisdiction of village Harsaru which is a sub- tehsil and highest-ranking officer is Naib tehsildar and no official above the rank of Naib Tehsildar is posted or has assumed the office of Tehsildar in Harsaru.</b></li> <li>6. Sale deed of licensed land falling in Wazirpur needs to be submitted.  <b>Status: Submitted</b></li> <li>7. Approved service plans and estimates need to be submitted.  <b>Status: Not submitted</b></li> <li>8. Superimposed demarcation plan on approved layout plan needs to be submitted.</li> </ol>

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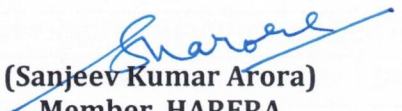

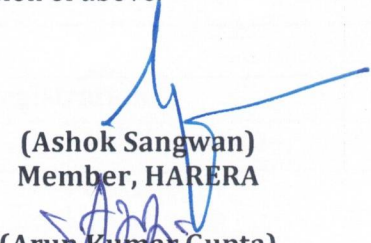

		<p><b>Status: Submitted</b></p> <p>9. Electrical load availability connection needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>10. Demarcation plan duly checked and signed by DTP needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>11. Approved zoning plan needs to be submitted.</p> <p><b>Status: Not submitted</b></p> <p>12. PERT chart of the project proposed needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>13. Development linked payment plan of the proposed project needs to be revised.</p> <p><b>Status: Submitted</b></p> <p>14. Cost of the land needs to be clarified according to the area applied for the registration.</p> <p><b>Status: Clarified</b></p> <p>15. CA certificate for REP I needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>16. Bank undertaking needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>17. Quarterly schedule of estimated expenditure needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>18. CA certificate for expenditure incurred and to be incurred needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>19. Cash flow statement need to be provided.</p> <p><b>Status: Submitted</b></p> <p>20. CA certificate for non-default needs to be latest submitted.</p> <p><b>Status: Submitted</b></p> <p>21. Annual report for the financial year 2021-22 needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>22. Copy paid challan of EDC, IDC and License fee needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>23. Affidavit regarding 10% auto credit of receipts from separate account u/s 4(2)(I)(D) needs to be submitted.</p> <p><b>Status: Submitted</b></p>
23.	<b>Remarks</b>	<p>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each.</p>



	<p><b>Status: Not done</b></p> <p>2. Non- encumbrance certificate issued by the revenue officer not below the rank of Tehsildar not more than six months prior to the date of application needs to be submitted.  <b>Status: The promoter submits that the land falls in the jurisdiction of village Harsaru which is a sub- tehsil and highest-ranking officer is Naib tehsildar and no official above the rank of Naib Tehsildar is posted or has assumed the office of Tehsildar in Harsaru.</b></p> <p>3. Approved service plans and estimates need to be submitted.  <b>Status: Not submitted</b></p> <p>4. Approved zoning plan needs to be submitted.  <b>Status: Not submitted</b></p>
 <b>(Asha)</b> Chartered Accountant	 <b>(Ar. Neeraj Gautam)</b> Associate Architectural Executive

<b>Day and Date of hearing</b>	Monday and 17.04.2023
<b>Proceeding recorded by</b>	Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**

<p>Proceedings dated 17.04.2023.</p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Rasendra Kumar Pathak (AR) is present on the behalf of the promoter.</p> <p>The Authority directed the promoter to submit an undertaking regarding no sale in the previous license no. 108 of 2022. The promoter shall submit two BG/DD amounting to Rs. 25 lakhs each as a security amount for submission of approved zoning plan and approved service plans and estimates within three months. The Authority decided to grant the registration certificate subject to submission of above.</p>	
 <b>(Sanjeev Kumar Arora)</b> Member, HARERA  <b>(Vijay Kumar Goyal)</b> Member, HARERA	 <b>(Ashok Sangwan)</b> Member, HARERA  <b>(Arun Kumar Gupta)</b> Chairman, HARERA