

**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	ZP-695/AD(RA)/2023/14359 dated 12.05.2023 11.05.2028
	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 scheme approval</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/- Rs 26,33,224/-	
	<b>DD no. and date</b>	000234 dated 10.01.2023. 000233 dated 10.01.2023. Reference id- 709204574 dated 02.02.2023. 001839 dated 03.04.2023.	
	<b>Name of the bank issuing</b>	Axis Bank	
	<b>Total amount paid</b>	Rs 35,53,224/-	
	<b>Deficient amount</b>	NIL	
<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>Third hearing on</b>	03.04.2023	
	<b>Fourth hearing on</b>	17.04.2023	
	<b>Fifth hearing on</b>	15.05.2023	
	<b>Sixth hearing on</b>	29.05.2023	
<b>20.</b>	<b>Case History:</b>		
	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.

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.

However, the Joint development agreement is executed for an area admeasuring 5.43 acres dated 07.12.2022.

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.

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.

**On 13.02.2023**, 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.

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 deficiencies were conveyed to the promoter.

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.

**On 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.

**On 03.04.2023**, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant 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 stated that they had submitted an application in the DTCP, Haryana for correction of area in the order for Change of developer but still pending. Further, they are submitting the DD for deficit fee today and requested for an adjournment of two weeks for submission of remaining deficit documents and final building plan approval. The matter to come up on 17.04.2023.

The promoter has submitted a reply on 06.04.2023 which was scrutinized and the deficiencies were conveyed to the promoter.

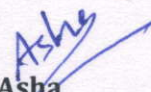
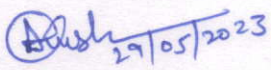
**On 17.04.2023**, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. None is present on behalf of the promoter. The Authority directed the promoter to submit the deficit documents and one last opportunity of hearing is given to the promoter. The matter to come up on 15.05.2023.



	<p><b>On 15.05.2023</b>, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Raj Yadav (Director) is present on behalf of the promoter. The AR of the promoter states that a reply has been submitted today only in which the revised building plans approval letter is submitted. The Authority directed the promoter to submit the deficit document mentioned above for which the AR of the promoter request for two weeks' time for submission of same. The matter to come up on 29.05.2023.</p> <p>The promoter has submitted a reply on 15.05.2023 which is scrutinized and the status of the documents is mentioned below.</p>
<p><b>21. Present compliance status as on 29.05.2023 of deficient documents as conveyed in the hearing dated 15.05.2023.</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. 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>3. 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>4. Online DPI needs to be corrected. Status: Not Submitted.</li> <li>5. Building plan approval letter alongwith the plans need to be submitted. <b>Status: Revised building plan approved vide memo no. ZP-695/AD(RA)/2023/14359 dated 12.05.2023, BR-III Submitted. However, plans need to be submitted.</b></li> <li>6. Fire scheme approval needs to be submitted. Status: Not Submitted.</li> <li>7. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 10.02.2023.</li> <li>8. Approval NOCs from the various agencies for connecting external services like storm water drainage needs to be submitted. Status: Not Submitted.</li> <li>9. Project report needs to be submitted. Status: Not Submitted.</li> <li>10. Cash flow statement needs to be revised. Status: Not Submitted.</li> </ol>



<b>22.</b>	<b>Remarks</b>	<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.</li> <li>2. Copy of Consent of two-third allottees in the project needs to be submitted as the building plans are revised.</li> <li>3. 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>4. Online DPI needs to be revised.</li> <li>5. Building plans need to be submitted.</li> <li>6. Fire scheme approval needs to be submitted.</li> <li>7. Approved Service plan and estimates needs to be submitted.</li> <li>8. Approval NOCs from the various agencies for connecting external services like storm water drainage needs to be submitted.</li> <li>9. Project report needs to be submitted.</li> <li>10. Cash flow statement needs to be revised.</li> </ol>
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 <b>Asha</b> <b>Chartered Accountant</b>	 <b>Ashish Kush</b> <b>Planning Executive</b>
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<b>Day and Date of hearing</b>	Monday and 29.05.2023
<b>Proceeding recorded by</b>	Ram Niwas

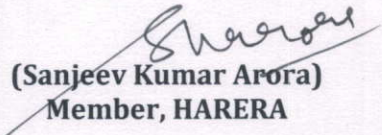
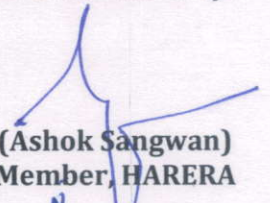

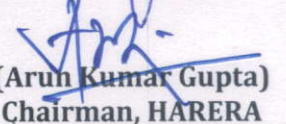
**PROCEEDINGS OF THE DAY**

Proceedings dated: 29.05.2023.

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Mr. Raj Yadav, (AR) is present on behalf of the promoter.

The AR of the promoter is directed to complete the deficiencies as mentioned above. The AR requests for 1 month time to comply with deficiencies. The request is allowed. Further, the promoter states that there is no requirement of 2/3<sup>rd</sup> allottees consent as per clause 4.3 of the policy dated 24.04.2023 as the promoter has already applied for phasing in the plan approval from DTCP, Haryana. Therefore, the promoter is directed to get the approval of phasing in the site plan from DTCP, Haryana and submit the same in the authority.

The matter to come up on 03.07.2023.

 <b>(Sanjeev Kumar Arora)</b> <b>Member, HARERA</b>	 <b>(Ashok Sangwan)</b> <b>Member, HARERA</b>
 <b>(Vijay Kumar Goyal)</b> <b>Member, HARERA</b>	 <b>(Arun Kumar Gupta)</b> <b>Chairman, HARERA</b>



