HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

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. License no. 104 of 2019- M/s Hamara Realty Pvt. Ltd., and 2 others		
7.	**Name of the collaborator**	M/s Anant Raj Ltd.		
8.	**Whether registration applied for whole/Phase**	Phase(3 Phases)		
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
		104 of 2019 dated 07.09.2019		Valid up to 06.09.2024
16.	**Total licensed area**	110.2057 Acres (108.1245 acres + 2.0812 acres additional area)	**Area to be registered in extension**	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	1. ₹ 8,97,650/- 2. ₹ 16,31,304/-
	B.	DD no. and date	508057 dated 21.11.2022 508176 dated 10.01.2023
	C.	Name of the bank issuing	State Bank of India
	D.	Deficient amount	N/A

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
	License no. 104 of 2019	07.09.2019	06.09.2024
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
	Reply Submitted	10.03.2023
	Reply Submitted	16.03.2023
	8th Hearing	20.03.2023
	9th Hearing	03.04.2023
	10th Hearing	10.04.2023
	11th Hearing	24.04.2023
	Reply Submitted	25.05.2023
	12th Hearing	29.05.2023

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.

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.

	On 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. On 20.03.2023, 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) are present on behalf of the promoter. The concerned PE and CA to examine the documents again and put up the updated status before next date of hearing. Matter to come up on 03.04.2023. On 03.04.2023, Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project. Sh. Sudhir Solanki (AR) and Sonu Kumar (AR) is present on behalf of the promoter. Deficiencies have already been conveyed to the promoter. The AR of the promoter seeks one week time to comply with the deficiencies. The matter is to come up on 10.04.2023. On 10.04.2023, Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project. Sh. Sonu Kumar (AR) is present on behalf of the promoter. The AR of the promoter seeks time to comply with the deficiencies. The matter to come up on 24.04.2023. On 24.04.2023, Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project. Sh. Sonu Kumar (AR) is present on behalf of the promoter. The reply of the applicant has been received only on 21.04.2023 and is being examined. The AR of the promoter requests for an adjournment of three weeks to enable him to submit the latest non-encumbrance certificate. The matter to come up on 29.05.2023.	
24.	**Present compliance status as on 29.05.2023 of deficient documents as observed on last hearing i.e. 24.04.2023.**	1. Deficit fee of Rs 16,31,304/- needs to be paid. **Status- Submitted** 2. Corrections in online DPI needs to be done. Status- Corrections needs to be done. 3. Correction in REP-V needs to be done. **Status- Submitted** 4. Demarcation plan needs to be submitted. **Status- Submitted** 5. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. **Status- Submitted** 6. Assurance of approvals/NOCs from various agencies for connecting external services needs to be submitted. **Status- 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 Aks- shajra. **Status- Submitted** 9. Needs to submit mutation copy. **Status- Submitted** 10. Needs to submit Service Plan of Roads and pavements and Solid waste management.

		Status- 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- Submitted** 12. Details of sold and unsold plots need to be provided. **Status- Submitted** 13. PERT Chart specifying date of completion needs to be revised. **Status- Submitted** 14. Revised conveyance deed need to be submitted in prescribed format. **Status- Submitted** 15. Copy of executed BBA needs to be submitted. **Status- Submitted** 16. Needs to submit details of Existing Allottees. (Draft allotment and Performa of application form). **Status- Submitted** 17. Supporting documents for reasons for delay of the project needs to be submitted. **Status- Submitted** 18. Copy of DD submitted at the time of registration needs to be provided. **Status- Submitted** 19. Brochure of the project needs to be provided. **Status- Submitted** 20. Cost of the land needs to be clarified according to the area applied for the registration. **Status- Submitted** 21. Financial resources of the project needs to be corrected. **Status- Submitted** 22. Quarterly schedule of estimated expenditure needs to be provided. **Status- 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- Submitted** 25. Cash flow statement in REP -1 (A to H) need to be provided. **Status- Submitted** 26. CA certificate for expenditure incurred and to be incurred needs to be revised. **Status- Submitted**

		27. Conversion charges, license fee, EDC and IDC as per LOI needs to be filled. **Status- Submitted** 28. CA certificate for non-default in payment of debt obligations needs to be provided. **Status- Submitted**
25.	**Remarks**	1. Corrections in online DPI needs to be done.

(Asha)
Chartered Accountant

(Deepika)
Planning Executive

Day and Date of hearing	Monday and 29.05.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 29.05.2023

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

Shri Sonu Kumar is present on behalf of the promoter and seeks time to submit requisite documents.

The matter to come up on 05.06.2023 for further proceedings.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA