

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

SNo.	Particulars	Details		
1.	Name of the project	Anand Niketan 2		
2.	Name of the promotor	M/s N S Buildtech Pvt. Ltd. (Collaborator)		
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 02, Sohna, Gurugram		
5.	Legal capacity to act as a promotor	Collaborator		
6.	Name of the license holder	M/s N S Buildtech Pvt. Ltd. Sh. Surjeet Arora S/o Sh. Bishamber Arora Sh. Anoop Arora S/o Sh. Ajit Arora		
7.	Whether registration applied for whole	Applied for registration of additional license.		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1393-2023		
10.	License no.	103 of 2022 dated 03.06.2023	Valid up to 02.06.2028	
		115 of 2023 dated 28.07.2022	Valid up to 27.07.2027	
11.	Total licensed area	11.95205 Acres	Area to be registered	1.99375 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	26.07.2027		
13.	QPR compliance	Not submitted		
14.	4(2)(I)(D) compliance	Not submitted		
15.	Compliance of conditions of RC	Service plans and estimates within three months- Not submitted		
16.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to





	i)	License Approval	03.06.2023 28.07.2022	02.06.2028 27.07.2027
	ii)	Zoning Plan Approval	Not submitted	
	iii)	Layout plan Approval	05.06.2023	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	Applied on 03.02.2023	
	viii)	Electricity load availability connection	Not submitted	
17.	Fee details			
		Registration fee for 9.9583 aces	$(38687.756 \times 10) + (1611.99 \times 20)$ =Rs. 4,19,118/-	
		Processing Fee for 9.9583 aces	40299.746×10 =Rs. 4,02,998/-	
		Registration Fee for 11.95205 aces	$(46433.38 \times 10) + (1934.72 \times 20)$ =Rs. 5,03,029/-	
		Registration Fee for 1.99375 aces	$(464334 + 38695) - (386878 + 32240)$ = Rs. 83,911/-	
		Processing Fee for 11.95205 aces	48368.10×10 =Rs. 4,83,681/-	
		Late fee	Nil	
		Total fee	Rs. 13,89,708/-	
18.	DD amount		Rs. 4,84,000/- Rs. 2,53,000/- Rs. 4,03,500/- Rs. 2,02,000/- Rs. 7,058/-	
	DD no. and date		508538 dated 09.06.2023 508531 dated 19.06.2023	


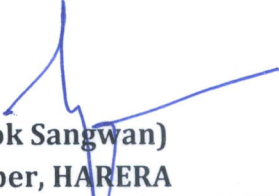

		507537 dated 11.08.2022 507538 dated 11.08.2022 507661 dated 04.10.2022															
	Name of the bank issuing	ICICI Bank															
	Deficient amount	Rs. 40,151/-															
19.	File Status	Date															
	Project received on	13.06.2023															
	Notice sent on	30.06.2023															
20.	<p>Case history-</p> <p>The promoter i.e M/s NS Buildtech Pvt. Ltd. has applied on dated 13.06.2023 for registration of affordable plotted colony under DDJAY namely "Anand Niketan 2" located in Sector-02, Sohna, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>The Director, Town and Country Planning, Haryana had issued the following license pertaining to the project:</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>License No. and validity</th> <th>Area</th> <th>License holders</th> <th>Collaborator</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>103 of 2022 dated 28.07.2022 valid up to 27.07.2027</td> <td>9.9583 acres</td> <td>Sh. Surjeet Arora S/o Sh. Bishamber Arora Sh. Anoop Arora S/o Sh. Ajit Arora</td> <td>M/s N S Buildtech Pvt. Ltd.</td> </tr> <tr> <td>2</td> <td>115 of 2023 dated 03.06.2023 valid up to 02.06.2028</td> <td>1.99375 acres</td> <td>M/s N S Buildtech Pvt. Ltd.</td> <td>N/A</td> </tr> </tbody> </table> <p>The Authority had granted registration no. GGM/633/365/2022/108 dated 28.11.2022 to the project "Anand Niketan" admeasuring an area 9.9583 acres to M/s N S Buildtech Pvt. Ltd.</p> <p>Now, the promoter has applied for registration of area measuring 1.993755 acres pertaining to license no. 115 of 2023. It is noted that promoter has obtained revised layout plan of the entire project land of 11.9520 acres.</p>		S. No.	License No. and validity	Area	License holders	Collaborator	1	103 of 2022 dated 28.07.2022 valid up to 27.07.2027	9.9583 acres	Sh. Surjeet Arora S/o Sh. Bishamber Arora Sh. Anoop Arora S/o Sh. Ajit Arora	M/s N S Buildtech Pvt. Ltd.	2	115 of 2023 dated 03.06.2023 valid up to 02.06.2028	1.99375 acres	M/s N S Buildtech Pvt. Ltd.	N/A
S. No.	License No. and validity	Area	License holders	Collaborator													
1	103 of 2022 dated 28.07.2022 valid up to 27.07.2027	9.9583 acres	Sh. Surjeet Arora S/o Sh. Bishamber Arora Sh. Anoop Arora S/o Sh. Ajit Arora	M/s N S Buildtech Pvt. Ltd.													
2	115 of 2023 dated 03.06.2023 valid up to 02.06.2028	1.99375 acres	M/s N S Buildtech Pvt. Ltd.	N/A													
21.	Present compliance status as on 03.07.2023 as conveyed in the deficiency notice	<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>Status: Not submitted</p>															



2. Corrections marked on the hard copy of online DPI need to be done.
Status: Not done
1. Deficit fee of Rs. 40,150/- needs to be paid.
Status: Not paid
2. Consent of 2/3rd allottees of the project with regard to the revision in layout plan needs to be submitted.
Status: Not submitted
3. Revised project report needs to be submitted.
Status: Not submitted
4. Non- encumbrance certificate not more than six months prior to the date of application needs to be submitted.
Status: Not submitted
5. Approved service plans and estimates need to be submitted.
Status: Not submitted
6. Electrical load availability connection needs to be submitted.
Status: Not submitted
7. NOC for construction water supply, potable water supply, sewerage connection and storm water drainage need to be submitted
Status: Not submitted
8. Demarcation plan needs to be submitted.
Status: Not submitted
9. Approved zoning plan needs to be submitted.
Status: Not submitted
10. PERT chart of the proposed project needs to be submitted.
Status: Not submitted
11. Quarterly schedule of estimated expenditure and funds needs to be provided.
Status: Not submitted
12. Latest CA certificate for REP 1 needs to be submitted.
Status: Not submitted
13. Affidavit of 10% auto debit of EDC needs to be provided.
Status: Not submitted
14. Cost of land needs to be clarified according to area applied for registration needs to be submitted.
Status: Not submitted
15. MOA and AOA need to be provided.



		<p>Status: Not submitted</p> <p>16. CA certificate for expenditure incurred needs to be matched with DPI. Status: Not done</p> <p>17. Independent Auditors report for the financial year 2019-20 needs to be submitted. Status: Not submitted</p> <p>18. Annual accounts for the last financial year i.e.,2021-22 needs to be submitted. Status: Not submitted</p> <p>19. Latest CA certificate for financial resources needs to be match with DPI. Status: Not submitted</p> <p>20. Cash flow statement needs to be provided. Status: Not submitted</p>
22.	Remarks	Notice dispatched on 30.06.2023. No reply submitted in the Authority yet.
 (Asha) Chartered Accountant		 (Neeraj Gautam) Associate Architectural Executive

Day and Date of hearing	Monday and 03.07.2023	
Proceeding recorded by	Sh. Ram Niwas	
PROCEEDINGS OF THE DAY		
Proceedings dated 03.07.2023. Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha, Chartered Accountant briefed about the facts of the case. None appeared on the behalf of the promoter. Notice has been issued only on 30.06.2023 and the applicant has to submit the deficit documents. The matter to come up on 17.07.2023.		
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA

