

## 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 गुरुग्रामए हरियाणा

Project Anand Niketan Promoter M/s N S Buildtech Pvt. Ltd.

011	PROJECT HEARING BRIEF FO					
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 Res	sidential Plotted (	Colony under DDJAY		
4.	Location of the project	Sector 02, Soh	na, Gurugram			
5.	Legal capacity to act as a promoter	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 da	nted 28.07.2022	Valid up to 27.07.2027		
11.	Total licensed area	11.95205	Area to be	1.99375 Acres		
12.	Project completion date as declared u/s 4(2)(l)(c)	Acres registered 26.07.2027				
13.	QPR compliance	Not submitted				
14.	4(2)(l)(D) compliance	Not submitted				
15.	Compliance of conditions of RC	Service plans and estimates within three months- Not submitted				
16.	Statutory approvals either appl	ied for or obtai	ined prior to reg	istration		
	S.No Particulars	Date of approval		Validity up to		



Project Promoter

Anand Niketan M/s N S Buildtech Pvt. Ltd.

	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 d	etails			
	Regis aces	stration fee for 9.9583	(38687.756 x 10) + (1611.99 x 20) = <b>Rs. 4,19,118/-</b>		
	Processing Fee for 9.9583 aces		40299.746 X 10 = <b>Rs. 4,02,998/-</b>		
	Regis aces	stration Fee for 11.95205	$(46433.38 \times 10) + (1934.72 \times 20)$ =Rs. 5,03,029/-		
	Regis	stration Fee for 1.99375	(464334 + 38695) - (38687	8 + 32240)	
	aces		= Rs. 83,911/-		
		essing Fee for 11.95205	48368.10 x 10		
	aces	2	=Rs. 4,83,681/-		
	Late		Nil Rs. 13,89,708/-		
18.	Total	mount	Rs. 4,84,000/-		
10.	DDa	mount	Rs. 2.53,000/-		
			Rs. 4,03,500/-		
			Rs. 2,02,000/-		
			Rs. 7,058/-		
	DD n	o. and date	508538 dated 09.06.2023		
			508531 dated 19.06.2023		

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) अधिनियमए 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



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Anand Niketan M/s N S Buildtech Pvt. Ltd.

					507537 dated 11.08.2022					
					507538 dat	ed 11.08.2022				
	19.6					ed 04.10.2022				
	Name of the bank issuing			g	ICICI Bank					
	Defici	Deficient amount			Rs. 40,151/	-				
19.	File Status			-	Date					
	Projec	Project received on			13.06.2023					
	Notice	sent on			30.06.2023					
20.	Case h	istory-								
	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. The Director, Town and Country Planning, Haryana had issued the following license pertaining to the project:									
	S. License No. and No. 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 03.06.202 02.06.202	3 valid u	and the second	1.99375acr es	M/s N S Buildtech Pvt. Ltd.	N/A			
	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. 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.									
21.		Present compliance status as				1. Online corrections in REP-I (Part A-H) needs to be done				
	on 03.07.2023 as conveyed in the deficiency notice				Documents to be uploaded mentioned above needs to b submitted in PDF format of size less than 5 mb each.					
	tho do	ficiency no	tice		cubr	nitted in DDE format of a	in loca than E who and			

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Project Promoter

Anand Niketan M/s N S Buildtech Pvt. Ltd.

<ul> <li>to be done.</li> <li>Status: Not done</li> <li>Deficit fee of Rs. 40,150/- needs to be paid.</li> <li>Status: Not paid</li> <li>Consent of 2/3<sup>rd</sup> allottees of the project with regard to the revision in layout plan needs to be submitted.</li> <li>Status: Not submitted</li> <li>Revised project report needs to be submitted.</li> <li>Status: Not submitted</li> <li>Non- encumbrance certificate not more than six months prior to the date of application needs to be submitted.</li> <li>Status: Not submitted</li> <li>Approved service plans and estimates need to be submitted.</li> <li>Status: Not submitted</li> <li>Electrical load availability connection needs to be submitted.</li> <li>Status: Not submitted</li> <li>Electrical load availability connection needs to be submitted.</li> <li>Status: Not submitted</li> <li>NOC for construction water supply, potable water supply, severage connection and storm water drainage need to be submitted.</li> <li>Status: Not submitted</li> <li>Demarcation plan needs to be submitted.</li> <li>Status: Not submitted</li> <li>PERT chart of the proposed project needs to be submitted.</li> <li>Status: Not submitted</li> <li>Quarterly schedule of estimated expenditure and funds needs to be provided.</li> <li>Status: Not submitted</li> <li>Latest CA certificate for REP 1 needs to be submitted.</li> <li>Status: Not submitted</li> <li>Affidavit of 10% auto debit of EDC needs to be provided.</li> <li>Status: Not submitted</li> <li>MOA and AOA need to be provided.</li> </ul>		2.	Corrections marked on the hard copy of online DPI need
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Project Anand Niketan Promoter M/s N S Buildtech Pvt. Ltd.

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

(Vijay Kumar Goyal) (Sanjeev Kumar Arora) (Ashok Sangwan) Member, HARERA Member, HARERA Member, HARERA

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