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HARERA
GURUGRAM

सत्यमेव जयते

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)	Submitted		
13.	4(2)(L)(D) Compliance (If applicable)	Submitted		
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 year)		
19.	Fee Calculation			
	Fee at the time of registration			
	A. Registration fee (Residential Area)	1,68,604.90 sqm x 10 = ₹ 16,86,043/-		

	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
	13th Hearing	05.06.2023
	14th Hearing	07.06.2023
	15th Hearing	26.06.2023

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 07.06.2023, 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 and seeks time to submit requisite documents. It is observed that the Bank Account mentioned in DPI is different from that mentioned in 4(2)(l)(D) for the financial year 2021-22 which needs to be clarified with copies of the Accounts Statement of both the accounts. The matter to come up on 26.06.2023. The status of documents is mentioned below.	
24.	**Present compliance status as on 26.06.2023 of deficient documents as observed on last hearing i.e., 07.06.2023.**	1. Corrections in online DPI needs to be done. Status- Corrections needs to be done.
25.	**Remarks**	1. Corrections in online DPI needs to be done.

Observation: As per scrutiny of 4(2)(l)(D) report, it is observed that the promoter had been opened 3 bank account under section 4(2)(l)(D) in 2 different bank which is violation of section 4(2)(l)(D).

(Asha)
Chartered Accountant

(Deepika)
Planning Executive

Day and Date of hearing	Monday and 26.06.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 26.06.2023.
Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project.
Sh. Sonu Kumar (AR) and Sh. Sudhir Solanki (AR) are present on behalf of the promoter.
It is observed that the promoter has opened RERA Account in two different banks. The master account and 30% free account have been opened in SBI and 70% RERA account has been opened in Yes Bank. The AR of the promoter states that these accounts were opened in the year 2017 at the time of registration, before the HARERA Banking regulations were issued. To ascertain the compliance of section 4(2)(l)(D), the statements of all three accounts are required. The promoter is directed to submit the same within one week. Further, they are directed to submit a CA certificate with regard to compliance of conditions of 4(2)(l)(D) specifically with regard to transfer of funds from master account to RERA account and free account as per norms of RERA for the entire period since the opening of account till date. They are further directed to maintain all the three accounts in same bank branch after obtaining necessary approvals with regard to change of bank account from the Authority.

The matter to come up on 10.07.2023.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA