

Project hearing brief for registration u/s 4 of the Act, 2016

S.No.	Particulars	Details		
1.	Name of the project	Birla Navya Avik Phase -1		
2.	Name of the promoter	M/s Avarna Projects LLP		
3.	Nature of the project	Independent Residential Floors		
4.	Location of the project	Sector-63A, Gurugram, Haryana		
5.	Legal capacity to act as a promoter	Third Party Right Holder		
6.	Name of the license holder	N/A		
7.	Name of the collaborator	N/A		
8.	Status of project	New		
9.	Whether registration applied for whole/ phase	Whole		
	Phase no.	N/A		
10.	Online application ID	RERA-GRG-1233-2022		
11.	License no.	N/A		
12.	Total licensed area	N/A	Area to be Registered	1.6104 Acres
13.	Projected completion date	30.04.2027		
14.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	N/A	
	ii)	Layout Plan Approval	07.09.2019	
	iii)	Building Approval plan	02.12.2022	01.12.2024
	iv)	Environmental Clearance	11.05.2021	10.05.2031
	v)	Airport clearance height	N/A	
	vi)	Fire approval scheme	N/A	
	vii)	Service plan and estimate approval	N/A	
	15.	Fee Details		
Registration Fee		(2640*2.64) +(10600.94*2.4) *10= Rs.3,24,118/-		
Processing Fee		13240.94*10=Rs. 1,32,409/-		
Late Fee		-		
Total Fee		Rs. 4,56,527/-		
16.	DD amount	1. Rs. 3,90,000/-		
		2. Rs. 1,60,000/-		




		Total= Rs. 5,50,000/-
	DD no. and date	1. 500386 dated 03.12.2022 2. 500402 dated 03.12.2022
	Name of the bank issuing	ICICI Bank, Gurugram
	Deficient amount	Nil
17.	File Status	Date
	File received on	12.12.2022
	Deficiency conveyed on	24.12.2022
	First hearing on	02.01.2023
	First reply submitted on	13.01.2023
	Second hearing on	16.01.2023
18.	Case History: -	
	<p>An application regarding registration of residential floors projects namely "Birla Navya Avik Phase -1" situated at Pocket G2, Birla Navya, Sector-63A, Gurugram, Haryana being developed by M/s Avarna Projects LLP was submitted on 12.12.2022 under section 4 of Real Estate (Regulation and Development), Act 2016. The applicant promoter M/s Avarna Projects LLP has purchased the 23 plots from M/s Anant Raj Limited and others vide sale deed no. 58453622 dated 14.10.2019 annexed as annexure A.</p> <p>The application submitted by the promoter for the said project contains 23 residential plots on which total of 92 units are to be a constructed.</p> <p>On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/547 dated 24.12.2022. No reply is submitted by the promoter.</p> <p><u>Proceedings dated 02.01.2023</u></p> <p>Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Aman Sharma (AGM) and Sh. Nitin Sharma (AGM) are present on behalf of the promoter. The ARs of the promoter are directed to remove the deficiencies and submit the deficit documents as detailed above. The matter is adjourned to 16.01.2023.</p> <p><u>Proceedings dated 16.01.2023</u></p> <p>The matter is adjourned to 23.01.2023.</p>	
19.	Present compliance status as on 23.01.2023 of deficient documents as conveyed in the hearing dated 16.01.2023	<ol style="list-style-type: none">1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status: Not done2. Corrections in online detailed project information needs to be done. Status: Not done3. Copy of approved building plans of residential plots need to be submitted. Status: Submitted




	<ol style="list-style-type: none">4. Since the building plan is not provided, therefore the appropriate registration and processing fee cannot be calculated. Status: Submitted5. PERT chart is not submitted. Status: Submitted6. Project report and brochure of the projects needs to be provided. Status: Submitted7. Details of inventory plot wise needs to be submitted. Status: Submitted8. Copy of approved environment clearance need to be provided. Status: Submitted9. REP-II needs to be revised. Status: Submitted10. Copy of land title search report need to be certified by advocate on the latest date need need to be provided. Status: Submitted11. Copy of Forest NOC, Natural Conservation NOC, Tree cutting permission/ NOC, Forest land diversion and Power line shifting NOC need to be provided. Status: Affidavit Submitted12. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department on latest date need to be submitted. Status : CA certificate for non-loan on project land provided.13. Payment plans need to be provided. Status: Submitted14. Payment receipt need to be submitted. Status: Submitted15. The Legal documents i.e., application form, BBA, allotment letter and conveyance deed related to allottees is not in the proper format. The same needs to be revised. Status: Submitted16. Cost of land for the area applied for registration needs to be clarified. An annexure in support of the same needs to be submitted. Status: Submitted17. Copy of Partnership deed needs to be submitted. Status: LLP reconstitution deed Provided.18. Financial resources of the project need to be corrected. Status: Provided19. CA Certificate for cost incurred up to the date of registration as per books of account needs to be submitted. Status: Provided
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		<p>20. CA certificate for non-default in payment of debts and statutory due on date needs to be submitted. Status: Provided</p> <p>21. Affidavit by the promoter keeping in view of section 4(2)(I)(D) of the Act, needs to be submitted. Status: Provided</p> <p>21. Bank undertaking needs to be submitted. Status: Provided</p>
18.	Remarks	<p>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status: - The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.</p> <p>2. Corrections in Detailed Project Information needs to be done. Status: - The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.</p>
19.	<p>Recommendation: - The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order.</p>	



Asha
Chartered Accountant

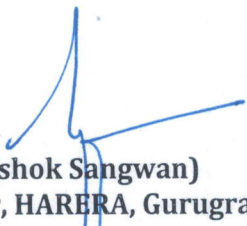

Prachi Singh
Planning Executive

Day and Date of hearing	Monday and 23.01.2023
Proceeding recorded by	Ram Niwas


PROCEEDINGS OF THE DAY

Proceedings dated: 23.01.2023
Ms. Prachi Singh, Planning Executive briefed about the facts of the case.
Sh. Nitin Sharma (AGM Legal) and Sh. Aman Sharma (GM-Liason) are present on behalf of the promoter.
The promoter shall submit an undertaking that no plot is under title dispute and updated copy of A-H and Online DPI shall also be submitted.
Approved as proposed.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram