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/-		
	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	NIL

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	
	13th Hearing	05.06.2023	
	14th Hearing	07.06.2023	
	15th Hearing	26.06.2023	
	16th Hearing	10.07.2023	

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.

On 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.

On 05.06.2023, Coram is not complete. The matter is placed before the authority and as per the directions of authority the matter is adjourned to 07.06.2023.

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.

On 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. The status of documents is mentioned below.	
24.	**Present compliance status as on 10.07.2023 of deficient documents as observed on last hearing i.e., 26.06.2023.**	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).

Recommendation: The application submitted by the promoter for extension of registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 has been submitted.

It is recommended that the Authority may consider for grant of registration subject to opening/ Shifting all three bank accounts under section 4(2)(l)(D) in same bank branch and also provide bank statements of all three accounts as well as the opening balance of new bank account in two weeks.

(Asha)
Chartered Accountant

(Deepika)
Planning Executive

Day and Date of hearing	Monday and 10.07.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 10.07.2023.
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.

Approved as proposed.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA