

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

**Project - The Antalyas
 RERA-GRG-1212-2022**
Project hearing brief for registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	The Antalyas	
2.	Name of the promoter	M/s Navraj Infratech Pvt. Ltd.	
3.	Nature of the project	Group Housing colony	
4.	Location of the project	Sector- 37D, Gurugram	
5.	Legal capacity to act as a promoter	Change of Developer (JDR)	
6.	Name of the license holder	M/s Ramprastha Realtor (P) Ltd. M/s Ramprastha Buildtech (P) Ltd. M/s Ramprastha Township (P) Ltd. M/s Ramprastha Promoters (P) Ltd. M/s A.S Realcon (P) Ltd. M/s S.A Infratech (P) Ltd. (merged into M/s Ramprastha Promoters and Developers Pvt. Ltd.) M/s B.S.Y Developers Pvt. Ltd.	
7.	Name of the Change of Developer	M/s Navraj Infratech Pvt. Ltd.	
8.	Status of project	Ongoing	
9.	Whether registration applied for whole/ phase	Whole (As COD is for 5.4529 acres)	
	Phase no.	Not Provided	
10.	Online application ID	RERA-GRG-1212-2022	
11.	License no.	12 of 2009 dated 21.05.2009	Valid upto 20.05.2024
12.	Total licensed area	13.156 acres	Area to be Registered 5.4529 acres
13.	Projected completion date	OC - 28.02.2027	
		CC - 30.04.2027	
14.	QPR Compliances (if applicable)	N/A	
15.	4(2)(I)(D) Compliances (if applicable)	N/A	
16.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	12 of 2009 dated 21.05.2009
	ii)	Zoning Plan Approval	3682 dated 24.01.2013
	iii)	Revised Building plan Approval	ZP-695/AD(RA)/2023/14359 dated 12.05.2023
	iv)	Expansion Environment Clearance	SEIAA/HR/2021/491 dated 25.09.2022
			Validity up to
			20.05.2024
			-
			11.05.2028
			24.09.2032

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) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	Consent To Operate	19.04.2021	29.06.2024
v)	Airport height clearance	AAI/NOC/2013/593/3998-4003 dated 15.01.2014	14.01.2019
	Revalidated Airport height clearance	AAI/RHQ/NR/ATM/NOC/REVALIDATION/2013/593/366-370 dated 20.02.2019	12.01.2022 (Expired)
vi)	Fire scheme approval	Not Submitted	
vii)	Service plan and estimate approval	Applied on 10.02.2023.	
17.	Fee Details		
	Registration Fee	33,442.083 *1.75*10 = Rs 5,85,237/-	
	Processing Fee	33,442.083*10 = Rs 3,34,420/-	
	Late Fee	450% of registration fee - 5,85,237 * 4.5 = Rs 26,33,567/-	
	Total Fee	Rs 35,53,224/-	
18.	DD amount	Rs 2,30,000/- Rs 2,25,000/- Rs 4,65,000/- Rs 26,33,224/-	
	DD no. and date	000234 dated 10.01.2023. 000233 dated 10.01.2023. Reference id- 709204574 dated 02.02.2023. 001839 dated 03.04.2023.	
	Name of the bank issuing	Axis Bank	
	Total amount paid	Rs 35,53,224/-	
	Deficient amount	NIL	
19.	File Status	Date	
	File received on	27.01.2023	
	Deficiency conveyed on	07.02.2023	
	First hearing on	13.02.2023	
	Second hearing on	13.03.2023	
	Third hearing on	03.04.2023	
	Fourth hearing on	17.04.2023	

Fifth hearing on	15.05.2023
Sixth hearing on	29.05.2023
Seventh hearing on	03.07.2023
Eighth hearing on	24.07.2023

20.

Case History:

The Promoter M/s Navraj Infratech Pvt. Ltd. who is a change of developer applied for the registration of real estate group housing colony namely "The Antalyas" located at Sector-103, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 48348 dated 27.01.2023 and RPIN-580. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1212-2022. The project area for registration is 5.4529 acres as per the approval of Joint development right holder/ Change of Developer. However, the licensed area is 13.156 acres vide License no - 12 of 2009 dated 21.05.2009.

The license was issued in favour of M/s Ramprastha Realtor (P) Ltd., M/s Ramprastha Buildtech (P) Ltd., M/s Ramprastha Township (P) Ltd., M/s Ramprastha Promoters (P) Ltd., M/s A.S Realcon (P) Ltd., M/s S.A Infratech (P) Ltd. (merged into M/s Ramprastha Promoters and Developers Pvt. Ltd.) M/s B.S.Y Developers Pvt. Ltd. for the development of area admeasuring 13.156 acres. However, the Joint development agreement is executed for an area admeasuring 5.43 acres dated 07.12.2022.

The total licensed area is 13.156 acres out of which the area admeasuring 3.2570 acres was registered vide registration no. GGM/289/2018/21 dated 23.10.2018 which was expired on March 2020+ 6 months COVID i.e., September 2020 and the continuation of the project was approved vide continuation no. 20 of 2018/7(3)/2022/1 dated 21.07.2022 which was valid upto 30.09.2025.

The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/580 dated 07.02.2023 was issued to the promoter with an opportunity of being heard on 13.02.2023.

On 13.02.2023, Sh. Ashish Kush, Planning Executive briefed about the facts of the case. None is present on behalf of the promoter. A request for adjournment has been received from the applicant. The promoter is directed to rectify the deficiencies before the next date of hearing i.e., 20.03.2023.

The promoter has submitted the reply on 15.02.2023, 28.02.2023, 07.03.2023, 09.03.2023 and 10.03.2023 which were scrutinized and the deficiencies were conveyed to the promoter.

In the reply dated 09.03.2023, the promoter requested for the pre-ponement of hearing on 13.03.2023 instead of 20.03.2023.

On 13.03.2023, Sh. Ashish Kush, Planning Executive briefed about the facts of the case. Sh. Naveen Kumar (Director) and Sh. Raj Yadav (Director) are present on behalf of the promoter. The AR of the promoter states that the deficiencies shall be complied within 2 weeks. The matter to come up on 03.04.2023.

On 03.04.2023, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Naveen Kumar (Director) and Sh. Raj Yadav (Director) are present on behalf of the promoter. The AR of the promoter stated that they had submitted an application in the DTCP, Haryana for correction of area in the order for Change of developer but still pending. Further, they are submitting the DD for deficit fee today and requested for an adjournment of two weeks for

submission of remaining deficit documents and final building plan approval. The matter to come up on 17.04.2023.

The promoter has submitted a reply on 06.04.2023 which was scrutinized and the deficiencies were conveyed to the promoter.

On 17.04.2023, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. None is present on behalf of the promoter. The Authority directed the promoter to submit the deficit documents and one last opportunity of hearing is given to the promoter. The matter to come up on 15.05.2023.

On 15.05.2023, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Raj Yadav (Director) is present on behalf of the promoter. The AR of the promoter states that a reply has been submitted today only in which the revised building plans approval letter is submitted. The Authority directed the promoter to submit the deficit document mentioned above for which the AR of the promoter request for two weeks' time for submission of same. The matter to come up on 29.05.2023.

The promoter has submitted a reply on 15.05.2023 which is scrutinized and the remaining deficiencies were conveyed to the promoter.

On 29.05.2023, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Mr. Raj Yadav (AR) is present on behalf of the promoter. The AR of the promoter is directed to complete the deficiencies as mentioned above. The AR requests for 1 month time to comply with deficiencies. The request is allowed. Further, the promoter states that there is no requirement of 2/3rd allottees consent as per clause 4.3 of the policy dated 24.04.2023 as the promoter has already applied for phasing in the plan approval from DTCP, Haryana. Therefore, the promoter is directed to get the approval of phasing in the site plan from DTCP, Haryana and submit the same in the authority. The matter to come up on 03.07.2023.

The promoter submitted a reply on 29.05.2023 wherein the promoter has submitted the copy of building plans and remaining deficiencies were conveyed to the promoter.

On 03.07.2023, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Dheeraj (FM) is present on behalf of the promoter. The promoter has submitted a copy of receipt of the application submitted for approval of phasing plan as well as correction in the area wrongly mentioned in the order of DTCP allowing change of developer. The promoter request for three weeks' time for submission/compliance of the deficiencies. Request for adjournment is allowed for 07.08.2023.

The promoter submitted reply on 13.07.2023, 14.07.2023 and 17.07.2023 which are scrutinized and the status of documents is mentioned below.

The promoter also submitted a request for early hearing in the reply dated 17.07.2023. The matter was discussed with the Authority and as per the direction the matter is pre-poned to 24.07.2023 from 07.08.2023.

21.	Present compliance status as on 24.07.2023 of deficient documents as conveyed in the	<p>1. Area in the change of developer is 5.4529 acres and Joint development agreement was executed for an area 5.43 acres which needs to be clarified. Status: Application submitted in the DTCP, Haryana for correction of area in the order for Change of developer.</p>
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	<p>hearing dated 03.07.2023.</p>	<ol style="list-style-type: none"> 2. Copy of Consent of two-third allottees in the project needs to be submitted as the building plans are revised. Status: Submitted the approval of phasing approved vide no. ZP-695/PA(DK)/2023/22832 dated 12.07.2023. 3. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not Submitted. 4. Online DPI needs to be corrected. Status: Not Submitted. 5. Fire scheme approval needs to be submitted. Status: Not Submitted. 6. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 10.02.2023. 7. Approval NOCs from the various agencies for connecting external services like storm water drainage needs to be submitted. Status: Submitted approved vide no. GMDA/Drainage/2023/164 dated 13.03.2023. 8. Project report needs to be submitted. Status: Submitted. 9. Cash flow statement needs to be revised. Status: Submitted.
22.	Remarks	<ol style="list-style-type: none"> 1. Area in the change of developer is 5.4529 acres and Joint development agreement was executed for an area 5.43 acres which needs to be clarified. 2. Copy of Consent of two-third allottees in the project needs to be submitted as the building plans are revised. Status: Submitted the approval of phasing approved vide no. ZP-695/PA(DK)/2023/22832 dated 12.07.2023. 3. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 4. Online DPI needs to be revised. 5. Fire scheme approval needs to be submitted. 6. Approved Service plan and estimates needs to be submitted.

Recommendations:

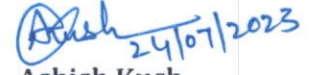
The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form, clarification in area in COD (JDR), Fire Scheme approval and Approved service plan & estimates.

The promoter shall submit the BG/DD of Rs 25 lakhs each as a security amount for submission of Fire Scheme approval within 3 months from the date of registration and Approved service plan & estimates within 6 months from the date of registration.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.


 Asha

Chartered Accountant


 Ashish Kush

Planning Executive

Day and Date of hearing	Monday and 24.07.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 24.07.2023.

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Mr. Raj Yadav (AR) is present on behalf of the promoter.


The AR of the promoter stated that they have applied for correction of area in the order for Change of Developer (JDR) which is placed on record and further the promoter stated that there is no requirement of the consent of two-third allottees as per the clause no. 4.3 of the phasing policy vide memo no. Misc-862/2023/7/1/2023-2TCP/11689-91 dated 24.04.2023. Clause 4.3 is reproduced below:


4.3 *2/3RD CONSENT IS NOT REQUIRED WHEN: No such consent shall be required from any of the allottees in any phase, where the unutilized FAR/saleable area is sourced from the existing phase(s), and utilized in subsequent phase of such project without affecting any change in the layout/ building plan for the existing phase(s) and requiring no revision of the DOD, filed if any.*


The AR of the promoter stated that the phasing is approved by DTCP Haryana vide memo no. ZP-695/PA(DK)/2023/22832 dated 12.07.2023 having 4 phases and there is no sale in the phase applied for the registration. Further, the AR of the promoter stated that OC for the Phase-I has been obtained and Phase-II and IV are not sold till date. The promoter has executed the collaboration agreement for an area measuring 5.43 acres with the license holder and obtained the Joint development permission for the same which is Phase-III. Hence, they applied for the area for which the joint development permission obtained from DTCP, Haryana and phasing has been distinctly done and approved on the layout plan.


The promoter shall submit the BG/DD of Rs 25 lakhs each as a security amount for submission of Fire Scheme approval within 3 months of registration and Approved service plan & estimates within 6 months from the date of registration.

Approved as proposed. This is without prejudice to the rights of the existing allottees under section 14, 18 and 19 of the Act of 2016. The registration certificate shall be issued after corrections in online DPI, A-H form and submission of two BG/DD of Rs 25 lakhs each.


 (Sanjeev Kumar Arora)
 Member, HARERA


 (Ashok Sangwan)
 Member, HARERA


 (Vijay Kumar Goyal)
 Member, HARERA


 (Arun Kumar Gupta)
 Chairman, HARERA