

**PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016**

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 Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 02, Sohna, Gurugram	
5.	Legal capacity to act as a promotor	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 115 of 2023 dated 28.07.2022	Valid up to 02.06.2028 Valid up to 27.07.2027
11.	Total licensed area	11.95205 Acres	Area to be registered 1.99375 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	26.07.2027	
13.	QPR compliance	Not submitted	
14.	4(2)(I)(D) compliance	N/A	
15.	4(2)(I)(C) compliance	N/A	
16.	Compliance of conditions of RC	Service plans and estimates within three months- Not submitted	
17.	Status of change of bank a/c	N/A	
18.	Proceedings pending against the project	N/A	



19.	<b>Statutory approvals either applied for or obtained prior to registration</b>			
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>	<b>Validity up to</b>
	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	06.09.2023	
viii)	Electricity load availability connection	Not submitted		
20.	<b>Fee details</b>			
	Registration fee for 9.9583 acres	$(38687.756 \times 10) + (1611.99 \times 20)$ =Rs. 4,19,118/-		
	Processing Fee for 9.9583 acres	40299.746 X 10 =Rs. 4,02,998/-		
	Registration Fee for 11.95205 acres	$(46433.38 \times 10) + (1934.72 \times 20)$ =Rs. 5,03,029/-		
	Registration Fee for 1.99375 acres	$(464334 + 38695) - (386878 + 32240)$ = Rs. 83,911/-		
	Processing Fee for 11.95205 acres	48368.10 x 10 =Rs. 4,83,681/-		
	Late fee	Nil		
	Total fee	Rs. 13,89,708/-		
21.	<b>DD amount</b>			
		Rs. 40,150/-		
		Rs. 4,84,000/-		
		Rs. 2,53,000/-		
		Rs. 4,03,500/-		
		Rs. 2,02,000/-		
		Rs. 7,058/-		
	<b>DD no. and date</b>	508624 dated 01.07.2023 508538 dated 09.06.2023		

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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 अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



		508531 dated 19.06.2023 507537 dated 11.08.2022 507538 dated 11.08.2022 507661 dated 04.10.2022															
	<b>Name of the bank issuing</b>	ICICI Bank															
	<b>Deficit amount</b>	Nil															
22.	<b>File Status</b>	<b>Date</b>															
	<b>Project received on</b>	13.06.2023															
	<b>Notice sent on</b>	30.06.2023															
	<b>First hearing on</b>	03.07.2023															
	<b>First reply submitted on</b>	11.07.2023															
	<b>Second hearing on</b>	17.07.2023															
	<b>Second reply submitted on</b>	11.09.2023															
	<b>Third reply submitted on</b>	12.09.2023															
23.	<p>Case history-</p> <p>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.</p> <p>The Director, Town and Country Planning, Haryana had issued the following license pertaining to the project:</p>																
	<table border="1"><thead><tr><th>S. No.</th><th>License No. and validity</th><th>Area</th><th>License holders</th><th>Collaborator</th></tr></thead><tbody><tr><td>1</td><td>103 of 2022 dated 28.07.2022 valid up to 27.07.2027</td><td>9.9583 acres</td><td>Sh. Surjeet Arora S/o Sh. Bishamber Arora Sh. Anoop Arora S/o Sh. Ajit Arora</td><td>M/s N S Buildtech Pvt. Ltd.</td></tr><tr><td>2</td><td>115 of 2023 dated 03.06.2023 valid up to 02.06.2028</td><td>1.99375 acres</td><td>M/s N S Buildtech Pvt. Ltd.</td><td>N/A</td></tr></tbody></table>	S. No.	License No. and 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 2023 dated 03.06.2023 valid up to 02.06.2028	1.99375 acres	M/s N S Buildtech Pvt. Ltd.	N/A	
S. No.	License No. and 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 2023 dated 03.06.2023 valid up to 02.06.2028	1.99375 acres	M/s N S Buildtech Pvt. Ltd.	N/A													
	<p>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.</p> <p>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.</p>																

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	<p><u>Proceedings dated 03.07.2023.</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>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.</p> <p><u>Proceedings dated 17.07.2023.</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case. Sh. Sunil (AR) is present on the behalf of the promoter. The AR of the promoter applicant requested for time to comply with the deficiencies. The Authority granted two months' time for compliance of the deficiencies which have already been pointed out failing which the application shall stand rejected. The matter to come up on 18.09.2023.</p>
24.	<p><b>Present compliance status as on 18.09.2023 as observed on 17.07.2023</b></p> <ol style="list-style-type: none"><li>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. <b>Status: Not submitted</b></li><li>2. Corrections marked on the hard copy of online DPI need to be done. <b>Status: Not done</b></li><li>3. Deficit fee of Rs. 40,150/- needs to be paid. <b>Status: Paid through DD no. 508624 dated 01.07.2023 of ICICI Bank.</b></li><li>4. Consent of 2/3rd allottees of the project with regard to the revision in layout plan needs to be submitted. <b>Status: Consent of allottees submitted but the list of allottees/ unique allottees not submitted. Therefore, consents could not be verified.</b></li><li>5. Revised project report needs to be submitted. <b>Status: Submitted</b></li><li>6. Non- encumbrance certificate not more than six months prior to the date of application needs to be submitted. <b>Status: Not submitted for the project land falling under license no. 103 of 2022.</b></li><li>7. Approved service plans and estimates need to be submitted. <b>Status: Submitted</b></li><li>8. Electrical load availability connection needs to be submitted. <b>Status: Not submitted</b></li><li>9. NOC for construction water supply, potable water supply, sewerage connection and storm water drainage need to be submitted <b>Status: Submitted</b></li><li>10. Demarcation plan needs to be submitted. <b>Status: Not submitted</b></li><li>11. Approved zoning plan needs to be submitted.</li></ol>

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		<p><b>Status: Not submitted</b></p> <p>12. PERT chart of the proposed project needs to be submitted. <b>Status: Not submitted</b></p> <p>13. Quarterly schedule of estimated expenditure and funds needs to be provided. <b>Status: Submitted. Needs to be revised as figures don't match with the DPI.</b></p> <p>14. Latest CA certificate for REP 1 needs to be submitted. <b>Status: Submitted. Needs to be revised</b></p> <p>15. Affidavit of 10% auto debit of EDC needs to be provided. <b>Status: Submitted</b></p> <p>16. Cost of land needs to be clarified according to area applied for registration needs to be submitted. <b>Status: Not submitted</b></p> <p>17. MOA and AOA need to be provided. <b>Status: Submitted</b></p> <p>18. CA certificate for expenditure incurred needs to be matched with DPI. <b>Status: Not done.</b></p> <p>19. Independent Auditors report for the financial year 2019-20 needs to be submitted. <b>Status: Submitted</b></p> <p>20. Annual accounts for the last financial year i.e.,2021-22 needs to be submitted. <b>Status: Submitted</b></p> <p>21. Latest CA certificate for financial resources needs to be match with DPI. <b>Status: Not submitted</b></p> <p>22. Cash flow statement needs to be provided. <b>Status: Submitted. Needs to be revised as figures don't match with DPI.</b></p>
25.	Remarks	<p>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each.</p> <p>2. Corrections marked on the hard copy of online DPI need to be done.</p> <p>3. Consent of 2/3rd allottees of the project with regard to the revision in layout plan needs to be submitted. <b>Status: Consent of allottees submitted but the list of allottees/ unique allottees not submitted. Therefore, consents could not be verified.</b></p> <p>4. Non- encumbrance certificate (for project land falling under license no. 103 of 2022) not more than six months prior to the date of application needs to be submitted.</p> <p>5. Electrical load availability connection needs to be submitted.</p>



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	<ol style="list-style-type: none"><li>6. Demarcation plan needs to be submitted.</li><li>7. Approved zoning plan needs to be submitted.</li><li>8. PERT chart of the proposed project needs to be submitted.</li><li>9. Quarterly schedule of estimated expenditure and funds needs to be revised.</li><li>10. Latest CA certificate for REP 1 needs to be revised.</li><li>11. Cost of land needs to be clarified according to area applied for registration needs to be submitted.</li><li>12. CA certificate for expenditure incurred needs to be matched with DPI.</li><li>13. Latest CA certificate for financial resources needs to be match with DPI.</li><li>14. Cash flow statement needs to be revised.</li></ol>
 (Asha) Chartered Accountant	 (Neeraj Gautam) Associate Architectural Executive

<b>Day and Date of hearing</b>	Monday and 18.09.2023
<b>Proceeding recorded by</b>	Sh. Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>	
Proceedings dated 18.09.2023	
Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.	
None is present on the behalf of the promoter.	
The AR of the promoter has submitted a reply to the deficiency notice on 13.09.2023 which needs to be examined by the office.	
The promoter is directed to submit the remaining deficiencies, if any, in the Authority. One last opportunity of hearing is provided to the promoter failing which the application for registration shall be rejected.	
The matter to come up on 23.10.2023.	
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA
 (Arun Kumar Gupta) Member, HARERA	
 (Vijay Kumar Goyal) Member, HARERA	