

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

 Project Anand Niketan 2
 Promoter M/s N S Buildtech Pvt. Ltd.

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 promoter	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	Valid up to 02.06.2028	
		115 of 2023 dated 28.07.2022	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	Not submitted		
15.	4(2)(I)(C) compliance	N/A		
16.	Compliance of conditions of RC	Service plans and estimates within three months- obtained on 06.09.2023 after delay of 190 days		
17.	Status of change of bank a/c	N/A		

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 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



18.	Proceedings pending against the project	N/A		
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	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	03.10.2023	
20.	Fee details			
	Registration fee for 9.9583 acres	$(38687.756 \times 10) + (1611.99 \times 20)$ =Rs. 4,19,118/-		
	Processing Fee for 9.9583 acres	40299.746×10 =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	48368.10×10 =Rs. 4,83,681/-		
	Late fee	Nil		
	Total fee	Rs. 13,89,708/-		
21.	DD amount	Rs. 40,150/- Rs. 4,84,000/- Rs. 2,53,000/- Rs. 4,03,500/- Rs. 2,02,000/- Rs. 7,058/-		
	DD no. and date	508624 dated 01.07.2023		

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		508538 dated 09.06.2023 508531 dated 19.06.2023 507537 dated 11.08.2022 507538 dated 11.08.2022 507661 dated 04.10.2022															
	Name of the bank issuing	ICICI Bank															
	Deficit amount	Nil															
22.	File Status	Date															
	Project received on	13.06.2023															
	Notice sent on	30.06.2023															
	First hearing on	03.07.2023															
	First reply submitted on	11.07.2023															
	Second hearing on	17.07.2023															
	Second reply submitted on	11.09.2023															
	Third reply submitted on	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>																

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Now, the promoter has applied for registration of area measuring 1.99375 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.

Following changes are noted in the earlier registered area pursuant to the revision in layout plan:

Particular	Earlier registered	Revised layout plan	Revision in earlier registered area
Total area	9.9583 acres	11.95205	-
Total no. of residential plots	172	212	184 (12 additional plots)
Commercial area	1611.966 sqm	1850 sqm	238.034 sqm additional area
Green 1 marked on layout	817.674 sqm	1034.78 sqm	217.106 sqm
Green 2 marked on layout	1216.998 sqm	1220.78 sqm	3.782 sqm
Green 3 marked on layout	481 sqm	780 sqm	Relocated from earlier registered area to additional licensed area
STP	450 sqm	450 sqm	Relocated to additional licensed area
ESS	200 sqm	200 sqm	Relocated to additional licensed area
Others	1. Change in the orientation of plots in the earlier registered area 2. Relocation of roads and pavements in the earlier registered area.		

Further, in this regard, the promoter has submitted the prior written consents of 42 unique allottees out of a total of 47 unique allottees (as per the list of allottees submitted by the promoter).

Proceedings dated 03.07.2023.

Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha, Chartered Accountant briefed about the facts of the case.

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.

Proceedings dated 17.07.2023.



	<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> <p><u>Proceedings dated 18.09.2023</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.</p> <p>None is present on the behalf of the promoter.</p> <p>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.</p> <p>The promoter is directed to submit the compliance of 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.</p> <p>The matter to come up on 23.10.2023.</p>
24.	<p>Present compliance status as on 23.10.2023 as observed on 18.09.2023</p> <ol style="list-style-type: none">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. Status: Not done2. Corrections marked on the hard copy of online DPI need to be done. Status: Corrected copy not submitted3. Consent of 2/3rd allottees of the project with regard to the revision in layout plan needs to be submitted. Status: Consent of 42 out of 47 unique allottees as per the list submitted by the promoter.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. Status: Submitted5. Electrical load availability connection needs to be submitted. Status: Submitted6. Demarcation plan needs to be submitted. Status: Submitted7. Approved zoning plan needs to be submitted. Status: Not submitted8. PERT chart of the proposed project needs to be submitted. Status: Submitted9. Quarterly schedule of estimated expenditure and funds needs to be revised. Status: Submitted10. Latest CA certificate for REP 1 needs to be revised. Status: Needs to be revised



HARERA GURUGRAM

Project Anand Niketan 2
Promoter M/s N S Buildtech Pvt. Ltd.

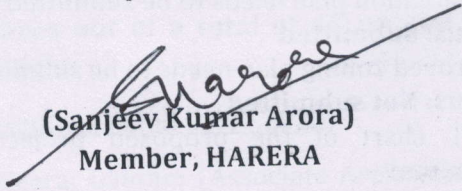
		<p>11. Cost of land needs to be clarified according to area applied for registration needs to be submitted. Status: Clarified</p> <p>12. CA certificate for expenditure incurred needs to be matched with DPI. Status: Done</p> <p>13. Latest CA certificate for financial resources needs to be match with DPI. Status: Done</p> <p>14. Cash flow statement needs to be revised. Status: Needs to be revised</p>
25.	Remarks	<p>1. Online corrections in REP-I (Part A-H) needs to be done.</p> <p>2. Corrections marked on the hard copy of online DPI need to be done.</p> <p>3. Approved zoning plan needs to be submitted.</p> <p>4. Latest CA certificate for REP 1 needs to be submitted.</p> <p>5. Cash flow statement needs to be revised.</p>
<p>OL (Asha) Chartered Accountant</p>		<p>(Neeraj Gautam) Associate Architectural Executive</p>

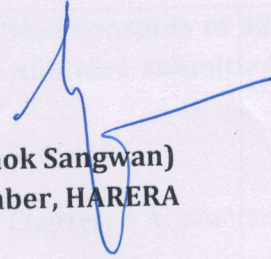
Day and Date of hearing	Monday and 23.10.2023
Proceeding recorded by	Sh. Ram Niwas

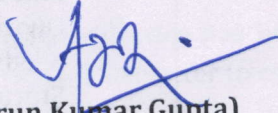
PROCEEDINGS OF THE DAY

Proceedings dated 23.10.2023

Ar. Neeraj Gautam (Associate Architectural Executive) briefed about the facts of the case. Sh. Surjit Arora (AR) is present on the behalf of the promoter. The promoter is directed to submit the compliances of QPR and (4)(2)(I)(D) report for RC no. 108 of 2022, and remaining deficiencies in the curent application before the next date of hearing. The promoter is further directed to publish a 15 days' public notice inviting objections regarding the consent of allottees submitted in the Authority for revision in the layout plan of the project in two leading newspapers, one Hindi and one English. The matter to come up on 20.11.2023.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Arun Kumar Gupta)
Member, HARERA

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