

## HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

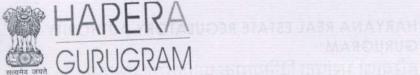
New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project Keshav Kunj Promoter M/s AJK Developers Pvt. Ltd.

SNo.	Particulars	Details				
1.	Name of the project	Keshav Kunj				
2.	Name of the promotor	M/s AJK Dev	elopers Pvt. Ltd.	- Burgels - Day		
3.	Nature of the project			d Colony under DDJAY		
4.	Location of the project		rrukhnagar, Guri			
5.	Legal capacity to act as a promoter	Licensee				
6.	Name of the license holder	M/s AJK Deve	M/s AJK Developers Pvt. Ltd.			
7.	Whether registration applied for whole	Whole				
8.	Phase no.	N/A				
9.	Online application ID	RERA-GRG-PROJ-1460-2023				
10.	License no.	160 of 2023 dated Valid up to 10.08.202 11.08.2023				
11.	Total licensed area	6.0 Acres	Area to be registered	6.0 Acres		
12.	Project completion date as declared u/s 4(2)(l)(c)	31.07.2028				
13.	QPR compliance	N/A	N/A			
4.	4(2)(l)(D) compliance	N/A				
15.	Compliance of conditions of RC	N/A				
16.	4(2)(l)(c) compliance	N/A				
17.	Details of proceedings pending against the project	N/A				
8.	Status of change of bank a/c	N/A				

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, 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



Project K Promoter M

Keshav Kunj M/s AJK Developers Pvt. Ltd.

-		ory approvais crener upp	ied for or obtained prior to registration Date of approval Validity up to			
	S.No	Particulars	11.08.2023	10.08.2028		
	i)	License Approval				
	ii)	Zoning Plan Approval	09.10.2023			
	iii)	Layout plan Approval	11.08.2023	при акилан тамоня		
	iv)	Environmental Clearance	N/A	1.550 pearticulars		
	v)	Airport height clearance	N/A			
	vi)	Fire scheme approval	N/A			
	vii)	Service plan and estimate approval				
	viii)	Electricity load availability connection	Applied on 12.10.2023			
20.	Fee details					
	Registration fee		(23309.88 x 10) + (971.24 x 20) =Rs. 2,52,524/-			
	Late fee		Nil			
	Processing fee Total fee		24281.12 x 10 =Rs. 2,42,811/-			
			Rs. 4,95,335/-			
21.		amount	Rs. 1,30,020/- Rs. 2,42,820/-			
	DD no. and date		241548 dated 07.10.2023 241549 dated 07.10.2023			
	Name of the bank issuing		Indian Bank			
		ficient amount	Rs. 1,22,495/-			
22.	File	e Status	Date			
	Pro	oject received on	17.10.2023			
	Notice dispatched on		02.11.2023			
	Fir	st reply submitted on	02.11.2023	and a private sol proceeding		

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	HARERA		Project Keshav Kunj Promoter M/s AJK Developers Pvt. Ltd.
ban ban aba	registration of their affordable plo Sector 03, Farrukhnagar, Gurug Development), Act 2016. This application relates to the lice Developers Pvt. Ltd. to set up a measuring 6.0 acres in sector- 03, On scrutiny of the application, it	otted gram ense r an aff Farru was f moter	ound that there were deficiencies in the application through deficiency notice dated 02.11.2023 and ar
24.	Present compliance status as on 06.11.2023 of deficient documents as conveyed in the deficiency notice	1. 2. 3. 4. 5. 6. 7. 8.	Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format. Status: Not provided Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. Status: Not submitted Deficit of Rs. 1,22,495/- needs to be paid. Status: The promoter submits that the project falls in the low potential zone and requests for the re- calculation of fee accordingly. Project report needs to be revised. Status: Submitted. However, it needs to be revised. Land title search report needs to be submitted. Status: Not submitted Approved service plans and estimates need to be submitted. Status: Not approved Electrical load availability connection needs to be submitted. Status: Applied on 12.10.2023 In accordance with the declaration in DPI, the affidavits regarding non applicability of natural conservation zone, tree cutting permission and powerline shifting NOCs is not found in the file. The same needs to be submitted.

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	<ul> <li>for the account names is not in accordance with the Haryana RERA Bank Account Directions, 2019.</li> <li>16. Copy of paid challan of EDC and license fee needs to be submitted.</li> <li>Status: Not submitted</li> </ul>
bebyw up too	13. Cost of the land needs to be clarified according to
and done and here's come more and	
100	
Vot submitted	
188. Lizzanessen and a market of the source of the	15 Bank undertaking needs to be revised.
	Status: Needs to be revised as the nomenclature
and the post of the second second second second	for the account names is not in accordance with
	the Haryana RERA Bank Account Directions,
and an an an and the transmitted	2019.
and only of a solution of the solution	
bustindae a.s	
to a science on concerning the	17. Financial resources need to be met with project cost.
	Status: Could not be verified as corrected DPI is
and approved a second second second	not provided.
The part of the gladeline date in	18. Quarterly schedule of estimated expenditure needs
	to be submitted.
	Status: Submitted. Needs to be revised.
	19. Affidavit of promoter regarding arrangement with
	the bank of master account needs to be revised.
	Status: Submitted. Needs to be revised.
Martin Receptor Filmer and Carall	20. Annual balance sheet for the last 3 financial year
Continuing Continuing	needs to be provided.

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Project Keshav Kunj Promoter M/s AJK Developers Pvt. Ltd.

load evellability connection meet	in mind	Status: Submitted for 2022-23. Previous balance sheets are not applicable. Independent auditor's report needs to be submitted.
in Sector Indexes in an		Board resolution for operation of bank account
		needs to be provided.
an submitter		Status: Submitted
a belt have a make intertolle or		KYC of authorized person to operate the bank
	-	account needs to be provided.
and the sheets to be re- when the		Status: Submitted
affect format. Parment planeter		KYC of project consultants needs to be provided.
		Status: Not submitted
The second second second	24.	Cash flow statement need to be provided.
	- ante	Status: Submitted. Needs to be revised.
better of or should brill	25.	REP II needs to be revised.
in a second of the second of the second of the	a Dier	Status: Submitted. Needs to be revised.
a la	26.	KYC of KD Sharma needs to be provided.
with milled	Sinte	Status: Submitted
The loss of of a loss proto	27.	ROC statement needs to be provided.
teeds to be revised as the nomer of		Status: Not submitted.
Remarks		Corrections in REP-I (Part A-H) needs to be done.
yara, RERA BIRIE ACOUPT DI	the Plac	Requisite documents need to be provided in PDF format.
te station of brachts in action of its	1.4.6	Status: Not provided
	2.	Corrections marked on the hard copy of online DPI
· bstrindoz joż	Reining	need to be done and hard copy thereof needs to be
I also the set of bear approached	1 denies	submitted.
	1200	Status: Not submitted
bellevenue al third see 5d ion bine?	3.	Deficit of Rs. 1,22,495/- needs to be paid.
	119 101	Status: The promoter submits that the project
the standard he tentime to all ballies of	Director	falls in the low potential zone and requests for
in the second second second	1 and also	the re- calculation of fee accordingly.
a heaten and al shared, beatined a	4.	Project report needs to be revised.
	HLD MAS	Status: Submitted. However, it needs to be
	and and	revised.
and the start have a start	5.	Land title search report needs to be submitted.
The second se	100mm	Status: Not submitted
The second second second	6.	Approved service plans and estimates need to be submitted.
a bai and an ann an the state	inter at	Status: Not approved

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भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



Keshav Kunj Project M/s AJK Developers Pvt. Ltd. Promoter

Total Caragos In Danisons	7. Electrical load availability connection needs to be
sheets are not applicable, ludepend	Jubiniceout
report needs to be submitted	
and which to another of the solution	8. Draft application form in prescribed format needs
he provident	to be submitted.
banhadu	Status: Not submitted
and other person to apply a the b	9. Revised draft allotment letter in prescribed format
nodato in provideri alla	needs to be submitted.
phoneted	Status: Submitted. Needs to be re-submitted in
and property and a theory and any pro-	
lot submitted	be revised.
historia de la contrata interestata	10. Draft conveyance deed and payment receipt needs
ubmitted Needs to be revised	
200 10 DO 10 DO 10 DO	Status: Submitted. Needs to be revised.
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	2019.
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	14. Financial resources need to be met with project
Dent Harrison and	cost
And and another and a start of	and the second deplic
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in low percential some and multiple	i i i c it is the down and it ure needs
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Part needs to be revelued.	the technological
an electric transmission in religion and	dia - amangement with
	to be rovised
	a second by data he revised
benundin in	the last 2 financial year
a be countries buy such sources	Status: Submitted for 2022-23. Previous
	Status. Submittee applicable Independent
barenige to	auditor's report needs to be submitted.
	auditor s report needs to be sub-

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HAR GURU	GRAM		Project Promoter	Keshav Kunj M/s AJK Developers Pvt. Lt	2 d.
			Status: Not submitte		•
		19.	Cash flow statement n Status: Submitted. N	need to be provided. eeds to be revised.	
			REP II needs to be rev Status: Submitted. N	eeds to be revised.	
		21.	ROC statement needs Status: Not submitte		*
	Nely			02	
Cha	(Asha) rtered Accountant			r. Neeraj Gautam) te Architectural Executiv	ve

Day and Date of hearing	Monday and 06.11.2023
Proceeding recorded by	Sh. Ram Niwas
	PROCEEDINGS OF THE DAY

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

Sh. Kunal Basist (AR) is present on the behalf of the promoter.

Regarding variation in charging of registration fee on the basis of potential zones fixed by DGTCP, if the DGTCP has charged license fee, EDC charges, etc. on the project in consideration of low potential zone, the registration fee also be charged accordingly. The Bank undertaking needs to be got corrected and bank account should be in the name of the project specific and not in the name of company. The promoter is directed to submit the rectified bank undertaking along with the other deficiencies in the Authority. The AR seeks one week time to submit the deficit documents.

Matter to come up on 20.11.2023.

Member

(Ashok Sangwan) Member, HARERA

V1- =>

(Vijay Kumar Goyal) Member, HARERA

(Arun Kumar Gupta) Chairman, HARERA

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