



HARERA
GURUGRAM

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 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 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 measuring 1.99375 acres.	
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	Submitted	
14.	4(2)(I)(D) compliance	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	

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 (विनियामन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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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	18.10.2023	
	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 aces	$(38687.756 \times 10) + (1611.99 \times 20)$ =Rs. 4,19,118/-		
	Processing Fee for 9.9583 aces	40299.746×10 =Rs. 4,02,998/-		
	Registration Fee for 11.95205 aces	$(46433.38 \times 10) + (1934.72 \times 20)$ =Rs. 5,03,029/-		
	Registration Fee for 1.99375 aces	$(464334 + 38695) - (386878 + 32240)$ = Rs. 83,911/-		
	Processing Fee for 11.95205 aces	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 508538 dated 09.06.2023 508531 dated 19.06.2023		

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		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															
	Third hearing on	18.09.2023															
	Fourth reply submitted on	19.10.2023															
	Fourth hearing on	23.10.2023															
	Fifth reply submitted on	10.11.2023															
23.	Case history- 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. The Director, Town and Country Planning, Haryana had issued the following license pertaining to the project:																
	<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	
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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													

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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.

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			<ol style="list-style-type: none">1. Change in the orientation of plots in the earlier registered area2. 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. Accordingly, a public notice inviting objections from the allottees of the project



was published in Dainik Tribune and The Tribune dated 26.10.2023 and no objection has been received in the Authority.

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.

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.

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 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.

The matter to come up on 23.10.2023.

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 current 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.

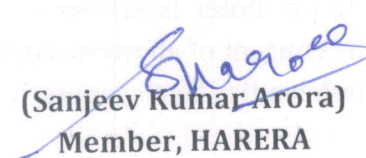
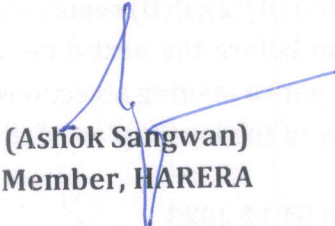

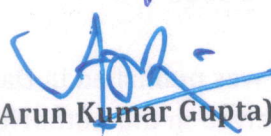
The matter to come up on 04.12.2023

Accordingly, the public notice was published in Dainik Tribune and The Tribune dated 26.10.2023 and no objection has been received in the Authority.

24. Present compliance status as on 04.12.2023 as observed on 23.10.2023	1. Online corrections in REP-I (Part A-H) needs to be done. Status: Not done
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		<p>2. Corrections marked on the hard copy of online DPI need to be done. Status: Submitted</p> <p>3. Approved zoning plan needs to be submitted. Status: Submitted</p> <p>4. Latest CA certificate for REP 1 needs to be submitted. Status: Submitted</p> <p>5. Cash flow statement needs to be revised. Status: Submitted</p>
25.	Remarks	1. Online corrections in REP-I (Part A-H) needs to be done.
26.	<p>Recommendation: The application submitted by the promoter u/s 4 of the Act of 2016 along with the requisite documents is found to be in order except for the corrected copies of REP-I and DPI.</p> <p>The Authority may consider for the grant of registration subject to the submission of corrected copies of REP-I and DPI in the Authority within one week.</p>	
<p> (Asha) Chartered Accountant</p>		<p> (Neeraj Gautam) Associate Architectural Executive</p>

Day and Date of hearing	Monday and 04.12.2023	
Proceeding recorded by	Sh. Ram Niwas	
PROCEEDINGS OF THE DAY		
Proceedings dated 04.12.2023		
<p>Ar. Neeraj Gautam (Associate Architectural Executive) briefed about the facts of the case. Sh. Ajit Arora (AR) is present on the behalf of the promoter. Approved as proposed. The RC shall be issued after the requisite corrections in the form REP-I and DPI have been made by the promoter.</p>		
<p> (Sanjeev Kumar Arora) Member, HARERA</p>	<p> (Ashok Sangwan) Member, HARERA</p>	<p> (Vijay Kumar Goyal) Member, HARERA</p>
<p> (Arun Kumar Gupta) Chairman, HARERA</p>		