

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भू–संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project - Anantam RERA-GRG-1615-2024

CN	D		g brief for registration	of Project u/s 4	
S.No	Parti	culars	Details		
1.	Name	of the project	Anantam		
2.	Name	of the promoter	M/s Jai Ganga Realtech LLP		harangan (
3.	Natur	e of the project	Mixed Land Use Colony		
4.	Locat	ion of the project	Sector- 85, Gurugram		
5.	Legal prom	capacity to act as a oter	License Holder		
6.	Name	of the license holder	M/s Jai Ganga Realtech LLP		
7.	Statu	s of project	New		
8.	Whet applie	her registration ed for whole	Whole		A neossing too
	Phase no. N		N/A		
9.	Onlin	e application ID	RERA-GRG-PROJ-1615-2024		
10.	Licen	se no.	221 of 2023 dated 2	6.10.2023	Valid up to 25.10.2028
11.	Total	licensed area	5.29375 acres	Area to be registered	5.29375 acres
12.	Proje	cted completion date	OC - 23.07.2028 CC - 21.10.2028		
13.	QPR Compliances (if N/A applicable) Image: Compliance of the second secon		asiste citi		
14.	4(2)(l)(D) Compliances (if applicable) N/A		 Mile resource one Mile resource one 		
15.	4(2)(l)(C) Compliances (if applicable)		N/A	•	er pelengen is
16.	Status of change of bank account		N/A		21. (2018) 1. (2018) 1. (2018)
17.	Details of proceedings pending against the project		N/A	v dense postor	an Gui beagar i an an
18.	RC Conditions Compliances (if applicable)		N/A		Ende 2016 and White the interaction
19.	Statutory approvals either applied for or obtained prior to registration				
	S.No	Particulars	Date of a	pproval	Validity upto
	i)	License Approval	221 of 2023 dat	ed 26.10.2023	25.10.2028

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

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				RERA-GRG-1615-2024		
	ii)	Zoning Plan Approval	DRG. NO. DG,TCP 9478 dated 27.10.2023	and and they well a con-		
	iii)	Building plan Approval	ZP-1964/PA(DK)/2024/13210 dated 29.04.2024.	28.04.2029		
	iv) Environmental Clearance		Applied on 08.04.2024			
	v)	Airport height clearance	PALM/NORTH/B/030222/657918 dated 15.01.2024	14.01.2032		
	vi)	Fire scheme approval	Applied on 06.05.2024	L Ramer the pro		
			Applied on 15.04.2024			
20.	Fee Details					
	Registration Fee		Residential 74,284.295 * 3.65 * 10 = Rs 27,11,377/- Commercial 3909.700 * 3.65 * 20 = Rs 2,85,408/- Total = Rs 29,96,785/-			
	Proc	essing Fee	78,193.995 * 10 = Rs 7,81,940/-			
	Late Fee		N/A			
Total Fe		l Fee	Rs 37,78,725/-			
21.	DD amount		Rs. 27,55,543/- Rs 7,49,808/- Rs 2,73,400/-			
	DD no. and date		504904 dated 19.03.2024. 504905 dated 19.03.2024. 504160 dated 24.05.2024			
	Name of the bank issuing		ICICI Bank			
	Deficient amount		NIL			
22.	File Status		Date			
	File received on		18.04.2024			
	First notice Sent on		07.05.2024			
	First	hearing on	13.05.2024			
	Second hearing on		27.05.2024			
23.	Case History: The Promoter M/s Jai Ganga Realtech LLP who is a license holder applied for the registration of real estate mixed land use colony namely "Anantam" located at Sector- 85, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 69896 dated 18.04.2024 and RPIN- 739. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-1615-2024. The project area for registration is 5.29375 acres as that of the licensed area i.e., 5.29375 acres granted under License no – 221 of 2023 dated 26.10.2023 which is valid upto 25.10.2028.					
	The application for registration of mixed land use colony was scrutinized and 1st deficiency notice					

vide notice no. HARERA/GGM/RPIN/739 dated 07.05.2024 was issued to the promoter with an opportunity of being heard on 13.05.2024.



	RERA-GRG-1615-2024				
briefed about the facts of the c	sh, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant ase. Sh. Ashwani Kumar (AR) is present on behalf of the promoter. The ne week time to rectify the deficiencies. The matter to come up on				
	The promoter has submitted a reply on 09.05.2024, 17.05.2024 and 27.05.2024 which were scrutinized and the status of the documents is mentioned below:				
24. Present compliance status as on 27.05.2024 of deficiencies conveyed in last hearing dated 13.05.2024.	 The fee is calculated and the calculation is mentioned above. The deficit fee comes out to Rs 2,73,374/ Status: Submitted. DD no. 504160 dated 24.05.2024 amounting to Rs 2,73,400/ The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted. Online DPI needs to be corrected. Status: Not Submitted. Building plan approval (BR-III) alongwith the approved drawings need to be submitted. Status: Submitted. Approved vide no. ZP-1964/PA(DK)/2024/13210 dated 29.04.2024. Environment Clearance needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 08.04.2024, receipt attached. The promoter also submitted an undertaking to submit the approval within 6 months from the date of registration. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 06.05.2024, receipt attached. The promoter also submitted an undertaking to submit the approval within 6 months from the date of registration. 				
resentatives, Convertitions, and a lot for ones in 750-1860 1860 when we per 197 electric needs to be charffelt with edite 1 electricition as in part 10 metallimetric from Minister reservation as 80.23 for per offer for 200 have the communication of the 200 have the communication of the 200 have the communication of the 200 have the 200 have the 200 have the communication of the 200 have the 200 have the 200 have the 200 have the communication of the 200 have the 200	 submission of approval. 7. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 15.04.2024, receipt attached. The promoter also submitted a DD of Rs 25 Lakhs vide no. 500324 dated 01.05.2024 as a security deposit for submission of approval. 8. Approval NOC's from various agencies for connecting external services like road access and storm water needs to be submitted. Status: The promoter submitted an undertaking stating that they have access from 24 mtr road and installed the rain water harvesting kit in the project. So there is no requirement of above approval. 9. Layout plan superimposed on the demarcation plan needs to be submitted. Status: Submitted. 				

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	सत्यभेष जयते OONOONAIVI Project – Anantam
	RERA-GRG-1615-2024
a sur la gangreja yephan mhadhaa	10. Forest NOC is approved in the name of M/s MRG Estates LLP
- 10. As read to listing at this provide the	which needs to be clarified.
	Status: Clarified.
	11. Khasra no's in the Mutation and Jamabandi needs to be clarified.
	Status: Submitted.
	12. Information to the revenue department regarding the entry of
d the calculation is mapping all and a Tarr	license in the revenue record needs to be submitted.
12.2.12.37 No	Status: Submitted.
1350. 508160 dated 201.00	13. Land title search report needs to be submitted.
00/	Status: Submitted.
and a subscription of the subscription of the	14. Pert chart needs to be revised.
e dope in the onkner (A-H) application.	Status: Submitted.
	15. Draft Application form needs to be revised.
10178410	Status: Submitted.
	16. Draft Allotment letter needs to be revised.
- parment sale diavandia. (UERG) da	Status: Submitted.
bertine -	17. Draft BBA needs to be revised. Status: Submitted.
er on shir percentry	18. Draft Conveyance deed needs to be revised.
THE REPORT ZPARATE AND A LEVEL OF A LEVEL AND A LEVEL	Status: Submitted.
The state of the second second second	19. REP-II needs to be revised.
o ha share a cara a	Status: Submitted.
an ann an Aread an Aread	20. HUDA Construction water NOC needs to be submitted.
terd an indertablic of policy of the	Status: Submitted.
contraligeride analisati morti salis	21. Mining Permission needs to be submitted.
is the second seco	Status: The promoter submitted an undertaking to submit
17 10 2024 model to a structure of the	the permission within 1 month from grant of registration.
and a field 2. A har did a her	22. COI needs to be submitted.
1024 as a security dentries	Status: Submitted.
	23. KYC of MEP, legal representative, Consultants needs to be
A state of the part of the state of the stat	submitted.
The Handrig but of all allow out on	Status: Submitted.
i de Societa angerer estado	24. Cost of land as per sale deed is 936.1808 lakh whereas per DPI
in this search as an in the line	2357.92 lakh. Cost of the land needs to be clarified according to
TOXA AS STRUCTURE OF AN ANDEL	the area applied for the registration.
	Status: Submitted.
anthe published an seminers semin	25. DPI needs to be revised as in part D installments from allottees
and the state based entry income loss	before completion is more than 80% i.e., 115626.62 lakh of total
d the her has a bioreshine as her himsels	financial resources of the project i.e., 119152.62 lakh.
(24 min range and fastalled (inc.) (2)	Status: Submitted.
an an analysis, So there is an	26. As per DPI Rate of IDC is 88.53 lac per acre for group housing
in approval.	and 141.65 lac per acre for commercial whereas per LOI is 20 &
ed on the demandation planess of social	50 lakh per acre. Rate need to be clarified.
	Status: Submitted.
	27. Project report needs to be submitted.
	Status: Submitted.

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	GURUGRAN Project - Anantar RERA-GRG-1615-202
Regult (No P horses reprised as 105 to 1.4 to 9 a. in horisten as	28. CA Certificate for expenditure to be incurred needs to be submitted.
a of all in 2 all choronactars of a Cardal process have no 24 diseas	Status: Submitted. 29. Schedule and Challan copy of paid IDC, EDC needs to be submitted.
Marka of the sone of the state	Status: Submitted. 30. CA certificate for Net worth of promoter needs to be submitted. Status: Submitted.
e esta di baradi ès cata a a	 31. Quarterly Schedule of source of funds needs to be revised as not match with DPI. Status: Submitted.
rettrade	32. Quarterly Schedule of Net cash flow statement needs to be revised.
25. Remarks	Status: Submitted.
25. Remarks	 The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.
and a second	 Online DPI needs to be corrected.
and the second	 Environment Clearance needs to be submitted. If applied, then
and drauna betweethouses	copy of the same needs to be submitted. Status: Applied on 08.04.2024, receipt attached. The
	 promoter also submitted an undertaking to submit the approval within 6 months from the date of registration. 4. Fire Scheme approval needs to be submitted. If applied, then
	copy of the same needs to be submitted.
asera structure and the second s and success at an and second s administration	Status: Applied on 06.05.2024, receipt attached. The promoter also submitted a DD of Rs 25 Lakhs vide no.
95min butte butte free free	 Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 15.04.2024, receipt attached. The promoter also submitted a DD of Rs 25 Lakhs vide no. 500324 dated 01.05.2024 as a security deposit for
Winy Exman Cos sh Nambar, Rost E.A	 submission of approval. Approval NOC's from various agencies for connecting external services like road access and storm water needs to be submitted. Status: The promoter submitted an undertaking stating that they have access from 24 mtr road and installed the rain water harvesting kit in the project. So there is no
	 requirement of above approval. 7. Mining Permission needs to be submitted. Status: The promoter submitted an undertaking to submit the permission within 1 month from grant of registration.



RERA-GRG-1615-2024

(Vijay Kumar Goyal)

Member, HARERA

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, Environment Clearance, Fire Scheme Approval, Approved service plan & estimates and Mining Permission.

The promoter has submitted two DD amounting to Rs 25 lakhs as a security amount to submit the Fire Scheme Approval and Service plan and estimates within four month from the date of issuance of registration certificate.

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

Sumuchi

 Suruchi Pandey
 Ashish Kush

 Chartered Accountant
 Planning Executive

 Day and Date of hearing
 Monday and 27.05.2024

 Proceeding recorded by
 Ram Niwas

 PROCEEDINGS OF THE DAY

Proceedings dated: 27.05.2024.

Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case.

Sh. Neeraj Mishra (AR) and Sh. Ashwani Kumar (AR) are present on behalf of the promoter.

The promoter has submitted two DD of Rs 25 lakhs each for submission of Approved service plans and estimates and Fire Scheme approval within four months from the grant of registration

The AR of the promoter states that the site has been connected to 24 mtr wide road. Site be inspected to confirm status of construction and linkage of 24 Mtr. wide road. In principle approval is granted subject to confirmation of availability of road to the site and the same further connected to main road and office to ensure necessary correction in form A to H and DPI.

(Sanjeev Kumar Arora) Member, HARERA (Ashok Sangwan) Member, HARERA

(Arun Kumar) Chairman, HARERA

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