

New PWD Rest House, Civil Lines, Gurugram, Haryana
हरियाणा

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

**Project - Anantam
RERA-GRG-1615-2024**
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Anantam		
2.	Name of the promoter	M/s Jai Ganga Realtech LLP		
3.	Nature of the project	Mixed Land Use Colony		
4.	Location of the project	Sector- 85, Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of the license holder	M/s Jai Ganga Realtech LLP		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole		
	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1615-2024		
10.	License no.	221 of 2023 dated 26.10.2023	Valid up to 25.10.2028	
11.	Total licensed area	5.29375 acres	Area to be registered	5.29375 acres
12.	Projected completion date	OC - 23.07.2028 CC - 21.10.2028		
13.	QPR Compliances (if applicable)	N/A		
14.	4(2)(I)(D) Compliances (if applicable)	N/A		
15.	4(2)(I)(C) Compliances (if applicable)	N/A		
16.	Status of change of bank account	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	RC Conditions Compliances (if applicable)	N/A		
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	221 of 2023 dated 26.10.2023	25.10.2028

	ii)	Zoning Approval Plan	DRG. NO. DG,TCP 9478 dated 27.10.2023	
	iii)	Building Approval plan	ZP-1964/PA(DK)/2024/13210 dated 29.04.2024.	28.04.2029
	iv)	Environmental Clearance	Applied on 08.04.2024	
	v)	Airport clearance height	PALM/NORTH/B/030222/657918 dated 15.01.2024	14.01.2032
	vi)	Fire scheme approval	Applied on 06.05.2024	
	vii)	Service plan and estimate approval	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/-	
	Processing Fee		78,193.995 * 10 = Rs 7,81,940/-	
	Late Fee		N/A	
	Total 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:			
	<p>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.</p> <p>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.</p>			



	<p>On 13.05.2024, Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case. Sh. Ashwani Kumar (AR) is present on behalf of the promoter. The AR of the promoter seeks one week time to rectify the deficiencies. The matter to come up on 27.05.2024.</p> <p>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:</p>	
24.	<p>Present compliance status as on 27.05.2024 of deficiencies conveyed in last hearing dated 13.05.2024.</p>	<ol style="list-style-type: none">1. 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/-.2. 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.3. Online DPI needs to be corrected. Status: Not Submitted.4. 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 29.04.2024.5. 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.6. 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 a DD of Rs 25 Lakhs vide no. 500323 dated 01.05.2024 as a security deposit for 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.



	<ol style="list-style-type: none">10. Forest NOC is approved in the name of M/s MRG Estates LLP 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 license in the revenue record needs to be submitted. Status: Submitted.13. Land title search report needs to be submitted. Status: Submitted.14. Pert chart needs to be revised. Status: Submitted.15. Draft Application form needs to be revised. Status: Submitted.16. Draft Allotment letter needs to be revised. Status: Submitted.17. Draft BBA needs to be revised. Status: Submitted.18. Draft Conveyance deed needs to be revised. Status: Submitted.19. REP-II needs to be revised. Status: Submitted.20. HUDA Construction water NOC needs to be submitted. Status: Submitted.21. Mining Permission needs to be submitted. Status: The promoter submitted an undertaking to submit the permission within 1 month from grant of registration.22. COI needs to be submitted. Status: Submitted.23. KYC of MEP, legal representative, Consultants needs to be submitted. Status: Submitted.24. Cost of land as per sale deed is 936.1808 lakh whereas per DPI 2357.92 lakh. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted.25. DPI needs to be revised as in part D installments from allottees before completion is more than 80% i.e., 115626.62 lakh of total financial resources of the project i.e., 119152.62 lakh. Status: Submitted.26. As per DPI Rate of IDC is 88.53 lac per acre for group housing and 141.65 lac per acre for commercial whereas per LOI is 20 & 50 lakh per acre. Rate need to be clarified. Status: Submitted.27. Project report needs to be submitted. Status: Submitted.
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		<p>28. CA Certificate for expenditure to be incurred needs to be submitted. Status: Submitted.</p> <p>29. Schedule and Challan copy of paid IDC, EDC needs to be submitted. Status: Submitted.</p> <p>30. CA certificate for Net worth of promoter needs to be submitted. Status: Submitted.</p> <p>31. Quarterly Schedule of source of funds needs to be revised as not match with DPI. Status: Submitted.</p> <p>32. Quarterly Schedule of Net cash flow statement needs to be revised. Status: Submitted.</p>
25.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. 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.</p> <p>4. 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 a DD of Rs 25 Lakhs vide no. 500323 dated 01.05.2024 as a security deposit for submission of approval.</p> <p>5. 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.</p> <p>6. 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.</p> <p>7. Mining Permission needs to be submitted. Status: The promoter submitted an undertaking to submit the permission within 1 month from grant of registration.</p>

Recommendations:

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.

Suruchi Pandey

Suruchi Pandey
Chartered Accountant

Ashish Kush 27/5/24

Ashish Kush
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
(Sanjeev Kumar Arora)
Member, HARERA

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar
(Arun Kumar)
Chairman, HARERA