




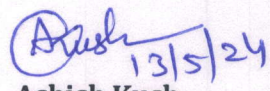
Hearing brief for registration of Project u/s 4

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	REP-II needs to be revised.		
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 Plan Approval	DRG. NO. DG,TCP 9478 dated 27.10.2023	

	iii)	Building plan Approval	Not Submitted	
	iv)	Environmental Clearance	Not Submitted	
	v)	Airport height clearance	PALM/NORTH/B/030222/657918 dated 15.01.2024	14.01.2032
	vi)	Fire scheme approval	Not Submitted	
	vii)	Service plan and estimate approval	Not Submitted	
20.	Fee Details			
	Registration Fee		Fee cannot be calculated as the building plans are not submitted.	
	Processing Fee		Fee cannot be calculated as the building plans are not submitted.	
	Late Fee		N/A	
	Total Fee		Fee cannot be calculated as the building plans are not submitted.	
21.	DD amount		Rs. 27,55,543/- Rs 7,49,808/-	
	DD no. and date		504904 dated 19.03.2024. 504905 dated 19.03.2024.	
	Name of the bank issuing		ICICI Bank	
	Deficient amount		Fee cannot be calculated as the building plans are not submitted.	
22.	File Status		Date	
	File received on		18.04.2024	
	First notice Sent on		07.05.2024	
	First hearing on		13.05.2024	
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>The status of the documents is mentioned below:</p>			
24.	Present compliance status as on 13.05.2024 of deficiencies conveyed		1. Fee cannot be calculated as the building plans are not submitted and will be calculated after the submission of the building plans and if the fee comes out deficit than the same shall be payable.	



<p>through notice dated 07.05.2024.</p>	<ol style="list-style-type: none">2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.3. Online DPI needs to be corrected.4. Building plan approval (BR-III) alongwith the approved drawings need to be submitted.5. Environment Clearance needs to be submitted. If applied, then copy of the same needs to be submitted.6. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.7. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.8. Approval NOC's from various agencies for connecting external services like road access and storm water needs to be submitted.9. Layout plan superimposed on the demarcation plan needs to be submitted.10. Forest NOC is approved in the name of M/s MRG Estates LLP which needs to be clarified.11. Khasra no's in the Mutation and Jamabandi needs to be clarified.12. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted.13. Land title search report needs to be submitted.14. Pert chart needs to be revised.15. Draft Application form needs to be revised.16. Draft Allotment letter needs to be revised.17. Draft BBA needs to be revised.18. Draft Conveyance deed needs to be revised.19. REP-II needs to be revised.20. HUDA Construction water NOC needs to be submitted.21. Mining Permission needs to be submitted.22. COI needs to be submitted.23. KYC of MEP, legal representative, Consultants needs to be 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 registration25. 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.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.27. Project report needs to be submitted.28. CA Certificate for expenditure to be incurred needs to be submitted.29. Schedule and Challan copy of paid IDC, EDC needs to be submitted.30. CA certificate for Net worth of promoter needs to be submitted.31. Quarterly Schedule of source of funds needs to be revised as not match with DPI.32. Quarterly Schedule of Net cash flow statement needs to be revised.
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25.	Remarks	No reply has been submitted by the promoter till 08.05.2024.
 Suruchi Pandey Chartered Accountant		 Ashish Kush Planning Executive
Day and Date of hearing		Monday and 13.05.2024
Proceeding recorded by		Ram Niwas

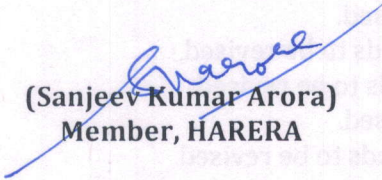
PROCEEDINGS OF THE DAY

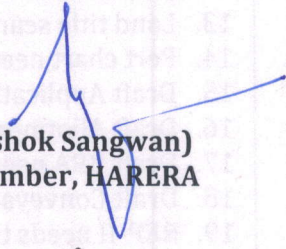
Proceedings dated: 13.05.2024.

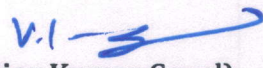
Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case.

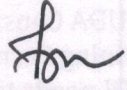
Sh. Ashwani Kumar (AR) is present on behalf of the promoter. The AR of the promoter seeks one week time to rectify the deficiencies.

The matter to come up on 27.05.2024.


(Sanjeev Kumar Arora)
 Member, HARERA


(Ashok Sangwan)
 Member, HARERA


(Vijay Kumar Goyal)
 Member, HARERA


(Arun Kumar)
 Chairman, HARERA