Promoter Name	**M/s Avarna Projects LLP**
Project Name	**Birla Navya (Drisha 1A)**

PROJECT HEARING BRIEF FOR REGISTRATION U/S 6

SNo.	Particulars	Details		
1.	Name of the project	Birla Navya (Drisha 1A)		
2.	Name of the promotor	M/s Avarna Projects LLP		
3.	Nature of the project	Residential floors		
4.	Location of the project	Sector-63A, Gurugram		
5.	Legal capacity to act as a promoter	Plots purchased through conveyance deed vide vasika no. 11491 dated 14.10.2019		
6.	Name of the license holder	N/A		
7.	Status of project	Ongoing		
8.	RERA Registration No.	07 of 2020 dated 27.01.2020		
9.	Validity of registration	27.01.2020		30.06.2024+6 months covid-19=30.12.2024
10.	Date of receipt of application for extension	28.06.2024		
11.	Whether extension of registration applied for whole	Whole		
12.	Extension applied till	30.12.2025		
13.	Online Application ID	RERA-GRG-1685-2024		
14.	Registration temp ID	RERA-GRG-505-2019		
15.	QPR Compliance (If applicable)	Submitted		
16.	4(2)(l)(d) Compliance (If applicable)	Submitted		
17.	Other conditions of RC	N/A		
18.	4(2)(l)(c) compliance	Applied on 28.06.2024		
19.	Details of proceedings pending against the project	N/A		
20.	Status of change of bank accounts	N/A		
21.	License no.	Not applicable. The promoter M/s Avarna Projects LLP has purchased 18 Plots through conveyance deed from the licensee.		
22.	Total licensed area	110.2057 Acres	**Area registered**	1.159 Acres
23.	**Fee Details**			
	Registration fee	Residential-(4230.08*2.4) =10152.192*2.4*10=₹2,43,653/- (459.68*2.64) =1213.5552*2.64*10=₹32,038/- Total- ₹2,75,691/-		
	Processing fee at the time of	11365.7472 *10=		

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

	registration	₹1,13,657/-
	Extension Fee (Half of Registration fee)	₹1,37,845/-
	Processing fee for extension	11365.7472 *10= ₹1,13,657/-
	Late fee	N/A
	Total fee	₹6,40,850/-
	DD amount submitted at the time of registration	1. Rs. 1,70,708/- 2. Rs. 85,355/- Total= Rs. 2,56,063/-
	DD no. and date for registration	1.586819 dated 19.12.2019- 2.589875 dated 27.12.2019
	Name of the bank issuing	ICICI Bank
	DD/RTGS Amount submitted for extension.	1. Rs. 1,61,730/- 2. Rs. 53,887/- Total- Rs.2,15,617/-
	DD/ RTGS no. and date for extension	1. 528878 dated 26.06.2024 2.CMS2132438278844 dated 31.07.2024
	Name of the bank issuing	ICICI Bank
	Deficient amount	Nil

24. Statutory approvals either applied for or obtained prior to registration

S.No.	Particulars	Date of approval	Validity up to
i)	License Approval	Not applicable. The promoter M/s Avarna Projects LLP has purchased 18 Plots through conveyance deed vide vasika no. 11491 dated 14.10.2019 from the licensee.	
ii)	Building Plan Approval	28.01.2020	27.01.2022
iii)	Layout Plan Approval	16.09.2019	
iv)	Zoning plan Approval	04.10.2019	
v)	Environmental Clearance	N/A	
vi)	Airport height clearance	N/A	
vii)	Fire scheme approval	N/A	
viii)	Service plan and estimate approval	N/A	

25.	File Status	Date
	Project received on	28.06.2024
	First notice sent on	26.07.2024
	First hearing on	22.07.2024 (adjourned)
	First reply submitted on	02.08.2024
	Second reply submitted on	09.08.2024

26. Case History:

An application regarding extension of registration of residential independent floors "Birla Navya (Drisha 1A)" situated at Sector-63A, Gurugram, Haryana being developed by M/s Avarna Project LLP was submitted on 28.06.2024 under section 6 of Real Estate (Regulation and Development), Act 2016.

	This application for extension of registration pertains to 72 dwelling units proposed on 18 plots for which the conveyance deed vide vasika no. 11491 dated 14.10.2019 had been executed in favour of the promoter M/s Avarna Projects LLP registered in the Authority vide RC no. 07 of 2020 dated 27.01.2020. **Proceedings dated 22.07.2024** The matter is adjourned to 12.08.2024. The application has been scrutinized and the status of deficiencies is as below:	
27.	**Status as on 12.08.2024 of the deficiencies conveyed through notice dated 26.07.2024**	1. Correction in REP-V form needs to be provided. **Status:- Done** 2. Corrections in online DPI needs to be done. **Status:- Done** 3. Deficit fee ₹53,887/- need to be submitted. **Status:- Submitted** 4. Copy of renewed building plans (BR-III) for residential area need to be provided. **Status:- Status: As per clause 4.4 of Haryana Building Code, 2017** ***"After sanction of building plan, in case the construction could not be started within two years (or five years, as the case may be) or has been started but could not be completed within the stipulated period, the owner/ applicant may apply for the revalidation of building plans before the sanction has lapsed simply by submitting re- validation fee @ Rs 10/- (rupees ten only) per square metre for the proposed covered area requested for re-validation. This revalidation of building plans be automatically considered from the date of submission of revalidation fee."*** **The promoter has submitted the payment challan of re-validation fee for building plans dated 21.01.2022 which is before the date of expiry of building plans i.e. 27.01.2022.** 5. Booking list of flats/shops sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no./shop no., tower no., carpet area, date of booking, average rate, and total consideration needs to be provided. **Status:- Submitted** 6. Details of unsold flats/shops need to be provided. **Status: - Not applicable as all units are sold by the promoter.** 7. Project report need to be submitted. **Status:- Submitted** 8. Site photographs for the physical status of construction need to be provided. **Status:- Submitted** 9. PERT Chart specifying date of completion needs to be provided.

		Status:- Submitted 10. Reasons for delay of the project needs to be mentioned along with supporting documents. **Status:- Submitted** 11. Copy of DD submitted at the time of registration needs to be provided. **Status:- Submitted** 12. REP II needs to be provided. **Status:- Submitted** 13. Clarification needs to be submitted as EDC & IDC is not mentioned in DPI. **Status: - Promoter states that promoter is third party right holder and hence promoter is not liable for EDC & IDC.** 14. Details of financial resources mentioned in DPI amounting RS 3420.56 lakhs from loan from other sources needs to be submitted. **Status:- Submitted** 15. LLP Agreement (Partnership Deed) needs to be submitted. **Status:- Submitted** 16. CA certificate for financial and inventory details needs to be revised as it does not mention carpet area, unit number. **Status:- Submitted** 17. Statement of quarterly source of funds and Quarterly Net Cash Flow statement needs to be revised as total source of funds does not match with DPI. **Status:- Submitted** 18. Bank Undertaking needs to be revised as employee ID and stamp of bank is missing. **Status:- Submitted** 19. Board resolution needs to be submitted for specifying same to be 70% collection account as per RERA rules. **Status:- Submitted** 20. Non-encumbrance certificate not below the rank of Tehsildar certified on latest date needs to be submitted. **Status: - Submitted. Promoter is 3rd Party Right Holder has purchased no. 18 of freehold plots from licensee. These freehold plots have not been mortgage for raising money.** 21. CA certificate for Net worth of promoter needs to be submitted. **Status:- Submitted** 22. Cost of the land i.e. Rs 3113 lakhs needs to be clarified according to the area applied i.e. 1.1588 acres for the registration. **Status:- Submitted**
28.	**Remarks**	1. Copy of renewed building plans (BR-III) for residential area need to be provided. **Status: As per clause 4.4 of Haryana Building Code, 2017** ***"After sanction of building plan, in case the***

HARERA
GURUGRAM

Promoter Name	M/s Avarna Projects LLP
Project Name	Birla Navya (Drisha 1A)

		construction could not be started within two years (or five years, as the case may be) or has been started but could not be completed within the stipulated period, the owner/ applicant may apply for the revalidation of building plans before the sanction has lapsed simply by submitting re- validation fee @ Rs 10/- (rupees ten only) per square metre for the proposed covered area requested for re-validation. This revalidation of building plans be automatically considered from the date of submission of revalidation fee." **The promoter has submitted the payment challan of re-validation fee for building plans dated 21.01.2022 which is before the date of expiry of building plans i.e. 27.01.2022.**

Recommendations:-

The application submitted by the promoter u/s 6 of the Act of 2016 along with the requisite documents have been checked and found to be in order.

The Authority may consider for the grant of extension of registration of the project.

(Ashish Dubey)
Chartered Accountant

(Prachi Singh)
Planning Executive

Day and Date of hearing	Monday and 12.08.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 12.08.2024.

Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

Sh. Aman Sharma (AR) and Sh. Sanjay Jain (AR) are present on behalf of the promoter.

Approved as proposed the promoter has already applied for revalidation of the building plan with the fee and as per provisions under Haryana Building Code, plans get automatically revalidated and no revalidation is required.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA