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

PROJECT HEARING BRIEF FOR REGISTRATION U/S 6

SNo.	Particulars	Details		
1.	Name of the project	Birla Navya (Drisha 1B)		
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.	28 of 2022 dated 25.04.2022		
9.	Validity of registration	Valid from 25.04.2022		Valid up to 30.12.2024
10.	Date of receipt of application for extension	03.07.2024		
11.	Whether extension of registration applied for whole	Whole		
12.	Extension applied till	30.12.2025		
13.	Online Application ID	RERA-GRG-1697-2024		
14.	Registration temp ID	RERA-GRG-1011-2022		
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 03.07.2024		
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 11 Plots through conveyance deed from the licensee.		
22.	Total licensed area	110.2057 Acres	**Area registered**	0.7186 Acres

23.	**Fee Details**		
	Registration fee	6979.5 X 2.4 X 10 = Rs. 1,67,508/-	
	Processing fee at the time of registration	6979.5 X 10 = Rs. 69,795/-	
	Extension Fee (Half of Registration fee)	Rs. 83,754/-	
	Processing fee for extension	6979.5 X 2.4 = Rs. 69,795/-	
	Late fee	N/A	
	Total fee	Rs. 3,90,852/-	
	DD amount submitted at the time of registration	1. Rs. 93,826/- 2. Rs. 52,236/- 3. Rs. 91,347/- Total= Rs. 2,37,409/-	
	DD no. and date for registration	289659 dated 19.01.2022 289656 dated 19.01.2022 701312 dated 23.02.2022	
	Name of the bank issuing	Kotak Mahindra Bank	
	DD/RTGS Amount submitted for extension.	Rs. 99,460/- Rs. 53,983/-	
	DD/ RTGS no. and date for extension	DD No. 528879 dated 26.06.2024 UTR No. CMS2162439338740 dated 03.08.2024	
	Name of the bank issuing	Kotak Mahindra 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 11 Plots through conveyance deed vide vasika no. 11491 dated 14.10.2019 from the licensee.
	ii)	**Building Plan Approval**	17.01.2022 / 16.01.2025
	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		03.07.2024
	First notice sent on		02.08.2024
	First hearing on		29.07.2024 (adjourned)
	Reply submitted on		05.08.2024, 09.08.2024
	Second hearing on		12.08.2024
26.	**Case History:** An application regarding extension of registration of residential independent floors "Birla Navya (Drisha 1B)" situated at Sector-63A, Gurugram, Haryana being developed by M/s Avarna Project LLP was submitted on 03.07.2024 under section 6 of Real Estate (Regulation and Development), Act 2016. This application for extension of registration pertains to 44 dwelling units proposed on 11 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. 28 of 2022 dated 25.04.2022. The application has been scrutinized and the status of deficiencies is as below:		
27.	**Status as on 09.08.2024 of the deficiencies conveyed through notice**	1. Original registration certificate as per the form REP-V needs to be submitted. **Status: Submitted** 2. Corrections in online DPI needs to be done. **Status: Submitted** 3. Deficit fee of Rs. Rs. 53,983/- needs to be paid. **Status: Paid vide online payment ref. no. CMS2162439338740 dated 03.08.2024** 4. 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 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 09.01.2024 which is before the date of expiry of building plans i.e. 16.01.2024.

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 need to be provided.
   Status: All 44 dwelling units have been booked and details thereof are provided by the promoter.
7. Project report need to be revised.
   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: Details submitted
12. REP II needs to be provided.
    Status: Submitted
13. HUDA construction water NOC needs to be provided.
    Status: Submitted
14. Draft allotment letter needs to be provided.
    Status: Submitted
15. LLP Agreement (Partnership Deed) needs to be submitted.
    Status: Submitted
16. Cost of the land i.e. Rs 1687 lakhs needs to be clarified according to the area applied i.e. 0.7186 acres for the registration.
    Status: Clarified
17. Clarification needs to be submitted as EDC, IDC & IDW is not mentioned in DPI.
    Status: Submitted. The promoter states that promoter is third party right holder of the licensed DDJAY Colony. Hence promoter is not liable for EDC & IDC
18. Details of financial resources mentioned in DPI amounting Rs 64.83 lakhs from loan from other sources needs to be submitted and DPI needs to be revised as

		more than 85% of financial resources to be infuse from instalments from allottees. **Status: Submitted** 19. Non-encumbrance certificate not below the rank of Tehsildar certified on latest date needs to be submitted. **Status: Clarification Submitted. Promoter is 3rd Party Right Holder has purchased 11 no. of freehold plots from licensee. These freehold plots have not been mortgage for raising money.** 20. CA certificate of no default in debt liabilities needs to be revised as project name is incorrect. **Status: Submitted** 21. CA certificate for financial and inventory details needs to be revised as it does not mention carpet area, unit number for the sold inventory. **Status: Submitted** 22. Bank Undertaking dated 19.06.2024 needs to be submitted in original. **Status: Submitted** 23. CA certificate for Net worth of promoter needs to be submitted. **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 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 09.01.2024 which is before the date of expiry of building plans i.e. 16.01.2024.**

HARERA
GURUGRAM

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

Recommendation: All the documents submitted by the promoter along with the application for extension of registration certificate of the project u/s 6 of the Act of 2016 have been checked and found to be in order. The Authority may consider for grant of extension of the registration certificate of the project.

(Ashish Dubey)
Chartered Accountant

(Neeraj Gautam)
Associate Architectural Executive

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

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam (Associate Architectural Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed the facts of the project.

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

Approved as proposed as 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