

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**The Estate Floors
 M/s Anant Raj Ltd.**
Hearing brief for extension of project registration u/s 6

S.No	Particulars	Details
1.	Name of the project	The Estate Floors
2.	Name of the promoter	M/s Anant Raj Ltd.
3.	Nature of the project	Residential floors
4.	Location of the project	Sec-63A, Gurugram
5.	Legal capacity to act as a promoter	Collaborator
6.	Name of license holder	License no. 119 of 2011- M/s Rose Realty Pvt. Ltd., M/s Anantraj Industries Ltd. and 10 others. License no. 71 of 2014- M/s Anant Raj Industries Ltd., Glaze Properties Pvt. Ltd. License no. 104 of 2019- M/s Hamara Realty Pvt. Ltd., M/s Four Star Realty Pvt. Ltd. and others
7.	Status of project	Ongoing
8.	RERA Registration No.	27 of 2022 dated 18.04.2022
9.	Validity of Registration Certificate	Valid From 18.04.2022 30.09.2024
10.	Date of receipt of application for extension	30.09.2024
11.	Whether extension of registration applied for whole/phase	Whole Project
12.	Extension applied till	29.09.2025
13.	Online extension ID	RERA-GRG-PROJ-1761-2024
14.	Registration Temp ID	RERA-GRG-PROJ-801-2021
15.	QPR status	For RC No. 27 of 2022 granted for Residential floors- October 2024- December 2024 Pending
16.	4(2)(I)(D) reports status	For RC No. 27 of 2022 granted for Residential floors- For FY 2022- 2023 & FY 2023- 2024 submitted
17.	Other conditions of RC	For RC No. 27 of 2022: No conditions
18.	4(2)(I)(C) compliance	Applied u/s 6
19.	Status of change of bank account	Not applicable
20.	Details of proceedings pending against the project	For RC No. 27 of 2022: No monitoring orders
21.	Number of Plots	42
22.	Number of units	128
23.	Present stage of completion (%)	97.01% (As per latest QPR submitted)- September 2024
24.	Total Project cost	Rs 171.89 Cr
25.	Project expenditure so far	Rs 152.73 Cr



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26.	Estimated expenditure for completion so far	Rs 19.16 Cr		
27.	License no.	119 of 2011 dated 28.12.2011	valid upto 27.12.2024	
		71 of 2014 dated 29.07.2014	valid upto 28.07.2024	
		104 of 2019 dated 07.09.2019	valid upto 06.09.2024	
28.	Total licensed area	110.2057 5 Acres	Area for extension of registration	2.66 Acres
29.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	119 of 2011 dated 28.12.2011 71 of 2014 dated 29.07.2014 104 of 2019 dated 07.09.2019	valid upto 27.12.2024 (Expired) valid upto 28.07.2024 (Expired) valid upto 06.09.2024 (Expired)
	ii)	Building plan/ Site Plan Approval (For S+3)	Not submitted, BRS-III submitted for the plot no. E44- Memo no: NK-TCP-00143 dated 25.02.2021 E45- Memo no.: NK-TCP-00145 dated 17.02.2021 Under self-certification policy	Expired
		Revised Building plan/ Site Plan Approval (For S+4)	BRS-III submitted for the plot no. E44- Memo no: NK-TCP-00194 dated 21.01.2025 E45- Memo no.: NK-TCP-00196 dated 21.01.2025 Under self-certification policy by an architect.	20.01.2027
	<p>Note: The promoter has now submitted the revised approved building plans dated 21.01.2025 for plot numbers 45 and 44, which are proposed to be developed as Stilt + 4 Floors, including a basement. However, as per the earlier building plans for these plots, a S+3 structure was proposed under the self-certification policy. Additionally, the promoter has not yet submitted the email from DTP, Gurugram, confirming the building plans.</p>			
	iii)	Zoning Plan Approval	Not submitted	-
	iv)	Environmental Clearance	SEIAA(127)/HR/2021/480 dated 11.05.2021	10.05.2031

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 अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	v)	Airport height clearance	Not applicable	M/s Anant Raj Ltd.
	vi)	Fire scheme approval	Not applicable	
	vii)	Service plans and estimates approval	Not submitted for whole licensed area (For 100.262 acres the approve SPE: Memo no. LC-2543-JE(S)-2013/54776 dated 17.10.2013)	
30.	Reasons for delay		Not Submitted	
31.	Fee details- as per earlier approved plan			
	Registration fee		Residential Area 10789.31 x 1.53 x 1.53 x 10= ₹ 2,52,567/-	
	Late Fee		300% of registration fee= ₹ 7,57,701/-	
	Processing fee		10789.31 x 1.53 x 10= ₹ 1,65,076/-	
	Total Fee		₹ 11,75,344/-	
	Extension Fee (Half of Registration fee)		₹ 1,26,284/-	
	Processing fee		10789.31 x 1.53 x 10= ₹ 1,65,076/-	
	Late fee		150% x ₹ 1,26,284/-= ₹ 1,89,426/-	
	Total fee		₹ 4,80,786/-	
	Total fee (Registration + Extension)		₹ 16,56,130/-	
32.	DD amount submitted at the time of registration		₹ 4,18,119 /- ₹ 6,99,000/- ₹ 58,700/-	
	DD no. and date for registration		506759 dated 09.07.2021 507282 dated 11.02.2022 118337 dated 13.04.2022	
	Name of the bank issuing		State Bank of India	
	DD Amount submitted for extension		₹ 13,800/-	
	DD/RTGS no. and date for extension		698484 dated 17.09.2024	
	Name of the bank issuing		State Bank of India	
	Total fee paid		₹ 11,89,619/-	
	Deficient amount		₹ 4,66,511/-	
33.	File Status		Date	
	File received on		30.09.2024	
	First notice Sent on		22.10.2024	
	1 st hearing on		28.10.2024	
	2 nd hearing on		18.11.2024	
	3 rd hearing on		02.12.2024	
	4 th hearing on		23.12.2024	
	5 th hearing on		20.01.2025	
	6 th hearing on		17.02.2025	
25.	Case History: - The Promoter M/s Anant Raj Ltd. applied for the extension of registration of real estate project namely "The Estate Floors" located at Sector-63A, Gurugram under section 6 of the Real Estate			



(Regulations and Development) Act, 2016 vide central receipt no. 80062 dated 30.09.2024 and EPIN-127. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1761-2024. The total project area for the extension of registration is 2.66 acres part of vide license no – 119 of 2011 dated 28.12.2011 valid upto 27.12.2024, 71 of 2014 dated 29.07.2014 valid upto 28.07.2024 and 104 of 2019 dated 07.09.2019 valid upto 06.09.2024.

The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/127 dated 22.10.2024 was issued to the promoter with an opportunity of being heard on 28.10.2024.

On 28.10.2024, The matter is adjourned and to come up on 18.11.2024.

On 18.11.2024, The matter is adjourned and to come up on 02.12.2024.

On 02.12.2024, The matter is adjourned and to come up on 23.12.2024.

On 23.12.2024, The matter is adjourned and to come up on 20.01.2025.

On 20.01.2025, The matter is adjourned and to come up on 17.02.2025.

In the reply dated 13.02.2025, promoter submitted the revised approved building plans dated 21.01.2025 for plot no. 45 & 44 which were proposed to be developed for Stilt + 4 Floors plan, including a basement, whereas as per earlier building plans on the above-mentioned plots S+3 was proposed. Therefore, due to the change in plans, the consent of at least 2/3 of the existing allottees is required for the proposed changes to the building plan, along with 100% consent from the allottees of the affected plots, in addition to the revised building plans.

The status of the documents is mentioned below:

<p>26. Present compliance status as on 17.02.2025 of deficit documents as conveyed in deficiency notice issued on 20.01.2025</p>	<ol style="list-style-type: none"> 1. Deficit Fee – Rs 4,66,511/- needs to be submitted. The fee is calculated on the basis of earlier building plan. As on date revised building plans has not submitted and if there will be any changes in the revised approved building plan then the fee will be payable accordingly. Status: Not submitted 2. Correction in REP-V form needs to be submitted along with the requisite documents. Status: Not submitted 3. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. Status: Corrections not submitted 4. Original RC needs to be submitted. Status: Submitted 5. Copy of approved building plan approval letter (BR-III) and plans needs to be submitted for the floors applied for the registration. Status: Revised BR-III for plot no. E-44 & 45 submitted approved vide dated 21.01.2025 under
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	<p>self-certification policy by an architect. Whereas, the promoter has not submitted till date the email from DTP, Gurugram regarding the confirmation of the building plans. The promoter also stated that 40 plots have obtained Occupation Certificate out of 42, which as such stand exempted from further registration as per RERA, Act 2016. The copy of OC is submitted for 40 plots.</p> <p>6. Copy of valid Licenses no. 119 of 2011, 71 of 2014 & 104 of 2019 needs to be submitted along with its renewal if any. Status: All the licenses submitted and applied in DTCP, Chandigarh for renewal on 10.02.2025, 04.07.2024 & 13.08.2024.</p> <p>7. As per scrutiny of the application you have stated that for 40 plots the OC has been approved, for the same a copy of OC regarding 40 plots needs to be submitted. Status: Submitted only 40 plots.</p> <p>8. An explanatory note setting out the reasons for delay in completion of the project along with photographs of the site needs to be submitted. Supporting documents for reasons for delay of the project is also needs to be submitted. Status: Not submitted</p> <p>9. Copies of all collaboration agreements needs to be submitted. Status: Submitted</p> <p>10. Copy of approved zoning plan needs to be submitted. Status: Not submitted</p> <p>11. Demarcation plan needs to be submitted. Status: Submitted</p> <p>12. Superimposed demarcation plan on approved site plan needs to be submitted. Status: Submitted</p> <p>13. Approved Service plans and estimates needs to be submitted for whole licensed area including the plots on which floors are applied. Status: Not submitted for whole area.</p> <p>14. Electrical load availability connection needs to be submitted. Status: Submitted</p>
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	<p>15. Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Jamabandi and Aks- shijra submitted on latest date, but latest mutation for the project needs to be provided.</p> <p>16. Information to revenue department needs to be submitted six months prior to the date of application needs to be submitted. Status: Not submitted</p> <p>17. Latest date land title search report prepared by an advocate including the bar enrolment number of the Advocate needs to be submitted. Status: Not submitted</p> <p>18. Environment clearance needs to be submitted. Status: Submitted</p> <p>19. Project report along with brochure of current project and project photos needs to be submitted. Status: Submitted, but needs to be revised.</p> <p>20. Approval of various agencies regarding the permission for external services like road access permission, water supply, sewerage & storm water drainage needs to be submitted. Status: Not submitted</p> <p>21. List of the plots sold to the allottees as on date of the application for continuation of registration which includes name of the allottees, plot no., plot area, date of booking, average rate and total consideration needs to be provided. Status: Submitted</p> <p>22. List of the unsold plots as on date of the application for continuation of registration which includes plot no and plot area needs to be provided. Status: Submitted</p> <p>23. PERT Chart specifying date of completion needs to be submitted. Status: Not submitted</p> <p>24. Revised builder buyer agreement, allotment letter and conveyance deed need to be submitted in prescribed format. Status: Submitted, but needs to be revised.</p>
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	<p>25. Copy of executed application form, allotment letter, BBA, conveyance deed and payment receipt needs to be submitted. Status: Conveyance deed submitted, whereas application form, allotment letter and agreement to sale needs to be submitted.</p> <p>26. Copy of DD submitted at the time of registration needs to be provided. Status: Not submitted</p> <p>27. Draft Brochure needs to be revised & Advertisement of the project needs to be submitted. Status: Submitted, but needs to be revised.</p> <p>28. All documents need to signed and stamped. Status: Submitted</p> <p>29. Cost of land amounting to Rs 2025.73 lakhs needs to be clarified according to area i.e. 2.66 acres applied for registration and collaboration agreement needs to be submitted. Status: Developers and Collaboration Agreement submitted. Cost of land needs to be clarified and the area sharing model with landowners in collaboration agreement needs to be submitted.</p> <p>30. Justification/Clarification needs to be submitted for difference in total project cost as mentioned in DPI is Rs 17891.84 lakhs whereas per QPR it is Rs 17189.35 lakhs. Status: Revised DPI submitted.</p> <p>31. Clarification and details need to be submitted as mentioned in DPI, Interest to financial institution amounts to Rs 4033.85 lakhs and Rs 17215.57 lakhs from equity. Status: Not submitted</p> <p>32. KYC of Architect, Structural Engineer, CA, MEP Consultant, and authorized person to operate bank accounts needs to be submitted. Status: Submitted</p> <p>33. Project report and Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised. Status: Affidavit of promoter is submitted. Project Report needs to be revised as costing details mismatch with DPI.</p>
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	<p>34. REP II, CA certificate for net worth on latest date, CA certificate for non-default and CA Certificate for financial & inventory details needs to be submitted. Status: REP II dated 18.08.2022 needs to be revised as OC date is missing. As per REP II promoter has taken loan from SBI and Yes Bank. Loan sanction agreement, repayment schedule and NOC from lender needs to be submitted. CA certificate for net worth on latest date needs to be submitted as previously dated was 31.03.2024. CA certificate for non-default and CA Certificate for financial & inventory details needs to be submitted.</p> <p>35. CA Certificate for expenditure incurred & to be incurred needs to be submitted. Status: Submitted but needs to be revised.</p> <p>36. Clarification needs to be submitted as details related to EDC and IDC not mentioned in DPI. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project along with Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Clarification and undertaking not submitted but Schedule of EDC & IDC is submitted.</p> <p>37. Quarterly net cash flow, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. Status: Not submitted</p> <p>38. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Status: Not submitted</p> <p>39. Annual return u/s 4(2)(I)(d) for the financial year 2023-24 needs to be submitted. Bank details is not mentioned in CA Certificate uploaded with QPR of June 2024. Status: Not Submitted. Bank details is updated in CA Certificate uploaded with QPR of September 2024.</p>
Remarks	<p>1. Deficit Fee – Rs 4,66,511/- needs to be submitted. The fee is calculated on the basis of earlier building plan. As on date revised building plans has not submitted and if there will be any changes in the revised approved building plan then the fee will be payable accordingly.</p>

	<p>2. Correction in REP-V form needs to be submitted along with the requisite documents.</p> <p>3. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted.</p> <p>4. Copy of approved building plan approval letter (BR-III) and plans needs to be submitted for the floors applied for the registration.</p> <p>Status: Revised BR-III for plot no. E-44 & 45 submitted approved vide dated 21.01.2025 under self-certification policy by an architect. Whereas, the promoter has not submitted till date the email from DTP, Gurugram regarding the confirmation of the building plans. The promoter also stated that 40 plots have obtained Occupation Certificate out of 42, which as such stand exempted from further registration as per RERA, Act 2016. The copy of OC is submitted for 40 plots.</p> <p>5. Copy of valid Licenses no. 119 of 2011, 71 of 2014 & 104 of 2019 needs to be submitted along with its renewal if any.</p> <p>Status: All the licenses submitted and applied in DTCP, Chandigarh for renewal on 10.02.2025, 04.07.2024 & 13.08.2024.</p> <p>6. As per scrutiny of the application you have stated that for 40 plots the OC has been approved, for the same a copy of OC regarding 40 plots needs to be submitted.</p> <p>Status: Submitted only for 40 plots.</p> <p>7. An explanatory note setting out the reasons for delay in completion of the project along with photographs of the site needs to be submitted. Supporting documents for reasons for delay of the project is also needs to be submitted.</p> <p>8. Approved Service plans and estimates needs to be submitted for whole licensed area including the plots on which floors are applied.</p> <p>9. Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.</p> <p>Status: Jamabandi and Aks- shijra submitted on latest date, but latest mutation for the project needs to be provided.</p>
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| | <p>10. Information to revenue department needs to be submitted six months prior to the date of application needs to be submitted.</p> <p>11. Latest date land title search report prepared by an advocate including the bar enrolment number of the Advocate needs to be submitted.</p> <p>12. Project report along with brochure of current project and project photos needs to be submitted.</p> <p>13. Approval of various agencies regarding the permission for external services like road access permission, water supply, sewerage & storm water drainage needs to be submitted.</p> <p>14. PERT Chart specifying date of completion needs to be submitted.</p> <p>15. Revised builder buyer agreement, allotment letter and conveyance deed need to be submitted in prescribed format.</p> <p>16. Copy of executed application form, allotment letter, BBA, conveyance deed and payment receipt needs to be submitted.</p> <p>Status: Conveyance deed submitted, whereas application form, allotment letter and agreement to sale needs to be submitted.</p> <p>17. Copy of DD submitted at the time of registration needs to be provided.</p> <p>18. Draft Brochure needs to be revised & Advertisement of the project needs to be submitted.</p> <p>19. Cost of land amounting to Rs 2025.73 lakhs needs to be clarified according to area i.e. 2.66 acres applied for registration and collaboration agreement needs to be submitted.</p> <p>20. Clarification and details need to be submitted as mentioned in DPI, Interest to financial institution amounts to Rs 4033.85 lakhs and Rs 17215.57 lakhs from equity.</p> <p>21. Project report and Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised.</p> <p>Status: Affidavit of promoter is submitted. Project Report needs to be revised as costing details mismatch with DPI.</p> |
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22. REP II, CA certificate for net worth on latest date, CA certificate for non-default and CA Certificate for financial & inventory details needs to be submitted.
23. CA Certificate for expenditure incurred & to be incurred needs to be submitted.
24. Clarification needs to be submitted as details related to EDC and IDC not mentioned in DPI. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project along with Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted.
25. Quarterly net cash flow, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted.
26. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted.
27. Annual return u/s 4(2)(I)(d) for the financial year 2023-24 needs to be submitted. Bank details is not mentioned in CA Certificate uploaded with QPR of June 2024.

(Asha)

Chartered Accountant

(Deepika)

Planning Executive

Day and Date of hearing

Monday and 17.02.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 17.02.2025

Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Sudhir Solanki (AR) and Sh. Sonu Kumar (AR) are present on behalf of the promoter and states that the project has been completed and OC in respect of 40 plots out of 42 plots has already been received. Further, the promoter will submit the renewal copies of the licenses along with 100% consent from the allottees of the affected plots. The other pending documents, along with the deficit fee, will also be submitted in the meantime and will be reviewed by the office.

The matter to come up on 24.03.2025.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA

