Anant Raj Estate
M/s Anant Raj Ltd.

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
1.	Name of the project	Anant Raj Estate		
2.	Name of the promoter	M/s Anant Raj Ltd.		
3.	Nature of the project	Residential Plotted Colony		
4.	Location of the project	Sector – 63A, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of license holder	M/s Rose Realty Pvt. Ltd. And Others		
7.	Status of project	Ongoing		
8.	RERA Registration No.	58 of 2021 dated 14.09.2021		
9.	Validity of Registration Certificate	Valid From 14.09.2021	Valid Up to 31.03.2024	
10.	Date of receipt of application for extension	27.08.2024		
11.	Whether extension of registration applied for whole/phase	Phase		
12.	Extension applied till	31.03.2025		
13.	Online extension ID	RERA-GRG-PROJ-1728-2024		
14.	Registration Temp ID	RERA-GRG-PROJ-4-2018		
15.	QPR status	Submitted upto September 2024		
16.	4(2)(l)(D) reports status	Submitted		
17.	Other conditions of RC	Submission of service plan estimates and application for registration of part CC area which stand revoked – Not complied		
18.	4(2)(l)(C) compliance	Applied for extension under section 6 of Act, 2016		
19.	Status of change of bank account	**N/A**		
20.	Details of proceedings pending against the project	RERA-GRG-3367-2024 – RC Expired		
21.	Total Project cost	**Rs 23.39 cr**		
22.	Project expenditure so far	**Rs 18.94 cr**		
23.	Estimated expenditure for completion	**Rs 4.45 cr**		
24.	License no.	119 of 2011 dated 28.12.2011 71 of 2014 dated 29.07.2014 104 of 2019 dated 07.09.2019	27.12.2024 (Expired) 28.07.2024 (Expired) 06.09.2026	
25.	Total licensed area	110.20575 Acres	**Area for extension of registration**	2.08125 acres

26.	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	27.12.2024 (Expired) 28.07.2024 (Expired)

			104 of 2019 dated 07.09.2019	06.09.2026
	ii)	Layout plan approval	Approved with additional license 104 of 2019 dated 07.09.2019	N/A
	iii)	Zoning plan approval	DRG no. DTCP 7210 dated 04.10.2019	N/A
	iv)	Environmental Clearance	SEIAA(127)/HR/2021/480 dated 11.05.2021	10.05.2028
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plans and estimates approval	Memo no. LC-2543-C-II/JE(RK)/2025/5867 dated 13.02.2025	
27.	Reasons for delay		Not submitted	
28.	Fee details - The fee has been calculated as per the applied area. Earlier at the time of registration there was error in calculations and the same has been rectified. Earlier registration fee was calculated higher.			
	Registration fee		Resi. – 2.08125 * 4046.86 * 1 * 10 = Rs. 84,225/-	
	Late Fee		N/A	
	Processing fee		2.08125 * 4046.86 * 10 = Rs. 84,225/-	
	Extension Fee (Half of Registration fee)		Rs. 42,113/-	
	Processing fee		2.08125 * 4046.86 * 10 = Rs. 84,225/-	
	Late fee		400% of extension fee = Rs. 1,68,452/-	
	Total fee		Rs 4,63,240/-	
29.	DD amount submitted at the time of registration		Rs 92,647/- Rs 86,800/- Rs 6215/-	
	DD no. and date for registration		503931 dated 27.11.2019 589876 dated 27.12.2019 585535 dated 01.02.2020	
	Name of the bank issuing		ICICI Bank	
	DD amount submitted for extension		Rs 1,30,150/- Rs 1,47,428/-	
	DD no. and date for extension		698381 dated 14.08.2024 698685 dated 14.02.2025	
	Name of the bank issuing		SBI	
	Deficient amount		Nil	
30.	File Status		Date	
	File received on		27.08.2024	
	First notice Sent on		10.09.2024	
	First hearing on		16.09.2024	
	Second hearing on		21.10.2024	
	Third hearing on		18.11.2024	
	Fourth hearing on		02.12.2024	
	Fifth hearing on		23.12.2024	
	Sixth hearing on		20.01.2025	
	Seventh hearing on		17.02.2025	

31.	**Case History:-** The Promoter M/s Anant Raj Ltd. who is a collaborator applied for the extension of registration of real estate project namely "Anant Raj Estate" located at Sector-63A, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 77935 dated 27.08.2024 and EPIN-121. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-4-2018 and online generated for project extension temp id RERA-GRG-PROJ-1728-2024. The total licensed area admeasuring 110.20575 acres falls under license no. 119 of 2011 dated 28.12.2011, 71 of 2014 dated 29.07.2014 and 104 of 2019 dated 07.09.2019 and project area for the extension of registration is 2.08125 acres. The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/121 dated 10.09.2024 was issued to the promoter with an opportunity of being heard on 16.09.2024. **On 16.09.2024**, the matter was adjourned to 21.10.2024. **On 21.10.2024**, the matter was adjourned to 18.11.2024. **On 18.11.2024,** the matter was adjourned to 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. The promoter has submitted a reply on 29.11.2024 & 14.02.2025 which have been scrutinized and the status of documents is mentioned below:	
32.	**Present compliance status as on 17.02.2025 of deficiencies conveyed vide notice dated 10.09.2024**	1 Deficit fee Rs 1,47,428/- needs to be submitted. **Status: Submitted. DD no. 698685 dated 14.02.2025 amount Rs 1,47,428/-.** 2 REP-V form needs to be submitted. Status: Not submitted 3 Corrections in online DPI needs to be done. Status: Needs to be corrected 4 Original RC needs to be submitted. **Status: Submitted** 5 Copies of the valid licenses (119 of 2011, 71 of 2014 & 104 of 2019) needs to be submitted. Status: **104 of 2019 renewed upto 06.09.2026** and others not submitted. However, applied for renewal. 6 Copies of all collaboration agreements needs to be submitted. Status: Not submitted 7 Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Not submitted 8 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

		9 Non-encumbrance certificate certified on latest date from the officer not below the rank of tehsildar needs to be submitted. Status: Not submitted 10 Copy of approved service plan estimates needs to be submitted. **Status: Submitted. Memo no. LC-2543-C-II/JE(RK)/2025/5867 dated 13.02.2025.** 11 Copy of approved zoning plan needs to be submitted. **Status: Submitted. DRG no. DTCP 7210 dated 04.10.2019** 12 Superimposed demarcation plan on approved site plan needs to be submitted. Status: Not submitted 13 Pert chart needs to be revised. **Status: Submitted. Promoter states that all works completed and time required for obtaining CC.** 14 Reason for delay in completion of project needs to be submitted. Status: Not submitted. However, promoter submitted that all development works/services have been laid down and also applied for part CC of the project. 15 Site photographs for the physical status of construction needs to be submitted. **Status: Submitted** 16 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 17 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** 18 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. All plots sold out.** 19 Copy of executed application form, allotment letter, BBA, Conveyance deed and payment receipt needs to be submitted. Status: **BBA, Conveyance deed submitted** and others pending 20 Brochure/Advertisement document of the project needs to be submitted. Status: Needs to be revised. 21 All documents need to be signed and stamped. Status: Not signed 22 Cost of the land needs to be clarified according to the area applied for the registration. Status: **Not Submitted**

		23. Justification required for difference in cost mentioned in DPI and QRP for the quarter April to June 2024. Status: **Not Submitted** 24 Latest CA Certificate for non-default in debt and statutory liabilities needs to be submitted. Status: **Not Submitted** 25 Project report needs to be submitted. Status: **Submitted but needs to be revised.** 26 CA Certificate for net worth of promoter on latest date needs to be submitted. Status: **Submitted but CA Certificate of net worth needs to be submitted on latest date as previously dated was 31.03.2024.** 27 Annual balance sheet for last 3 financial year needs to be submitted. Status: **Not Submitted** 28 CA Certificate for expenditure incurred and to be incurred needs to be submitted. Status: **Not Submitted** 29 Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. Status: **Not Submitted** 30 Latest CA Certificate for financial and inventory details of the project needs to be submitted. Status: **Not Submitted** 31 Updated Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. Status: **Submitted but needs to be revised.** 32 REP II needs to be submitted. Status: **Submitted** 33 Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. Status: **Submitted but challan paid for license & conversion fees needs to be submitted.** 34 KYC of project proponents needs to be submitted. Status: **Submitted** 35 COI, MOA and AOA need to be submitted. Status: **Submitted** 36 Board resolution for operation of bank account needs to be submitted along with KYC of authorized person. Status: **Submitted** 37 Statement of quarterly source of funds and quarterly expenditure needs to be submitted. Status: **Not Submitted** 38 Cash flow statement needs to be provided.

			Status: **Not Submitted**
	Remarks	1	REP-V form needs to be submitted.
		2	Corrections in online DPI needs to be done.
		3	Copies of the valid licenses (119 of 2011, 71 of 2014) needs to be submitted.
		4	Copies of all collaboration agreements needs to be submitted.
		5	Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.
		6	Latest date land title search report prepared by an advocate including the bar enrolment number of the Advocate needs to be submitted.
		7	Non-encumbrance certificate certified on latest date from the officer not below the rank of tehsildar needs to be submitted.
		8	Superimposed demarcation plan on approved site plan needs to be submitted.
		9	Reason for delay in completion of project needs to be submitted.
		10	Approval of various agencies regarding the permission for external services like road access permission, water supply, sewerage & storm water drainage needs to be submitted.
		11	Copy of executed application form, allotment letter, and payment receipt needs to be submitted.
		12	Brochure/Advertisement document of the project needs to be revised.
		13	All documents need to be signed and stamped.
		14	Cost of the land needs to be clarified according to the area applied for the registration.
		15	Justification required for difference in cost mentioned in DPI and QRP for the quarter April to June 2024.
		16	Latest CA Certificate for non-default in debt and statutory liabilities needs to be submitted.
		17	Project report needs to be revised.
		18	CA Certificate for net worth of promoter on latest date needs to be submitted.
		19	Annual balance sheet for last 3 financial year needs to be submitted.
		20	CA Certificate for expenditure incurred and to be incurred needs to be submitted.
		21	Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted.
		22	Latest CA Certificate for financial and inventory details of the project needs to be submitted.
		23	Updated Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised.
		24	Challan and Schedule of payment of License Fee, Conversion fees paid for the project needs to be submitted.

		25	Statement of quarterly source of funds and quarterly expenditure needs to be submitted.
		26	Cash flow statement needs to be provided.

(Ashish Dubey)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 17.02.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 17.02.2025

Sh. Sumeet, Engineering Officer and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Sudhir Solanki, Sh. MKP Sinha and Sh. Sonu Kumar (AR) are present on behalf of the promoter.

The AR of the promoter states that license no. 104 of 2019 dated 07.09.2019 pertaining to the current project area measuring 2.08125 acres applied for extension under section 6 of RERA, 2016 has been renewed till 06.09.2026. The other two licenses no. 119 of 2011 dated 28.12.2011 and 71 of 2014 dated 29.07.2014 forming part of overall residential plotted colony are also applied for renewal along with fee submission to DTCP and the same will be extended shortly. The approval of service plan and estimates has also been obtained on 13.02.2025 and submitted to the authority.

Further, the development works in the residential plotted colony area measuring 2.08125 acres have already been completed and the promoter has already applied for grant of part completion certificate with DTCP, Haryana.

In view of the above, the authority decides to approve the extension of registration of project under section 6 of RERA, 2016 subject to submission of deficit documents mention above in remarks at s. no. 32.

The extension of registration certificate will be issued after submission of deficit documents.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA

