

Hearing brief for registration of Project u/s 4

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 the license holder	Sovereign Buildwell Pvt Ltd & others
7.	Status of project	New
8.	Whether registration applied for whole	Phase
	Phase no. applied	4 (Total 4 phases) Phasing as per additional licenses. No separate phasing
	Nature of phase	Residential Plotted Colony
9.	Online application ID	RERA-GRG-PROJ-1475-2023
10.	License no.	119 of 2011 dated 28.12.2011 71 of 2014 dated 29.07.2014 104 of 2019 dated 07.09.2019 211 of 2023 dated 18.10.2023
		Valid upto 27.12.2024 Valid upto 28.07.2024 Valid upto 06.09.2026 Valid upto 17.10.2028
11.	Total licensed area	121.06825 acres
		Area to be registered
		11.8375 acres
12.	Projected completion date	31.10.2029
13.	QPR Compliances (142 of 2017 dated 28.08.2017 & 58 of 2021 dated 14.09.2021)	Submitted upto September 2024 for both RC
14.	4(2)(I)(D) Compliances (142 of 2017 & 58 of 2021)	Submitted for both RC
15.	4(2)(I)(C) Compliance (142 of 2017 & 58 of 2021)	Applied for extension/continuation of registration
16.	Status of change of bank account (142 of 2017 & 58 of 2021)	Changed in one RC
17.	Details of proceedings pending against the project (142 of 2017 & 58 of 2021)	RERA-GRG-4989-2022 - SCN for 4(2)(I)(D) compliance RERA-GRG-5415-2019 - SCN for 4(2)(I)(D) compliance RERA-GRG-3072-2022 - SCN for QPR compliance RERA-GRG-2557-2022 - Non filing of REP-I RERA-GRG-3310-2024 - SCN for 4(2)(I)(C) compliance RERA-GRG-3367-2024 - SCN for 4(2)(I)(C) compliance
18.	RC Conditions Compliances (142 of 2017 & 58 of 2021)	Opening/shifting of all three-bank account in same bank branch - Not complied Submission of SPE - Not submitted Application for registration for 65.112 acres of which part CC dated 05.05.20214 stand revoked - Not applied
19.	Total project cost	Rs. 178.20 cr
20.	Expenditure incurred	Rs. 65.39 cr



21.	Expenditure to be incurred		Rs. 112.81 cr	
22.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	119 of 2011 dated 28.12.2011 71 of 2014 dated 29.07.2014 104 of 2019 dated 07.09.2019 211 of 2023 dated 18.10.2023	27.12.2024 (expired) 28.07.2024 (expired) 06.09.2026 17.10.2028
	ii)	Layout approval plan	Approved with additional license 211 of 2023 dated 18.10.2023	-
	iii)	Zoning Approval Plan	Not submitted	
	iv)	Environmental Clearance	Not Submitted	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	Not Submitted	
23.	Fee Details			
	Registration Fee		Resi. - $11.3705 * 4046.86 * 1 * 10 = \text{Rs } 4,60,148/-$ Comm. - $0.467 * 4046.86 * 1 * 20 = \text{Rs } 37,798/-$ Total - $\text{Rs } 4,97,946/-$	
	Processing Fee		$11.8375 * 4046.86 * 10 = \text{Rs } 4,79,047/-$	
	Late Fee		N/A	
	Total Fee		$\text{Rs } 9,76,993/-$	
24.	RTGS/DD amount		$\text{Rs } 10,11,300/-$	
	RTGS/DD no. and date		698469 dated 07.09.2024	
	Name of the bank issuing		SBI Bank	
	Deficient amount		Nil	
25.	File Status		Date	
	File received on		17.09.2024	
	First hearing on		14.10.2024	
	First notice sent on		18.10.2024	
	Second hearing on		04.11.2024	
	Third hearing on		02.12.2024	
	Fourth hearing on		23.12.2024	
	Fifth hearing on		20.01.2025	
	Sixth hearing on		17.02.2025	
26.	Case History:			
	The Promoter M/s Anant Raj Ltd. who is a collaborator applied for the registration of real estate project namely "Anant Raj Estate" located at Sector 63A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 79200 dated 17.09.2024 and RPIN-798. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1475-2023. The project area for registration is 11.8375 acres vide additional license no. 211 of 2023 dated 18.10.2023.			
	As on date the total licensed area of the residential plotted colony is 121.06825 acres. Earlier there were three licenses vide no. 119 of 2011 dated 28.12.2011, 71 of 2014 dated 29.07.2014 and 104 of 2019 dated 07.09.2019 for total area measuring 110.20575 acres. Out of area measuring 110.20575 acres, the promoter had			



1. Registered the area measuring 43.012 acres vide RC no. 142 of 2017 dated 28.08.2017 valid upto 27.02.2023 (including Covid-19 extension) & extended upto 27.02.2024 vide extension no. 19 of 2023 dated 10.07.2023,
2. Registered the area measuring 2.0813 acres vide RC no. 58 of 2021 dated 14.09.2021 valid upto 31.03.2024 and
3. For balance area a condition was imposed vide RC no. 58 of 2021 dated 14.09.2021 that the promoter shall obtained the registration for 65.112 acres of which part CC dated 05.05.2014 earlier granted by DTCP was revoked as per the condition laid down in LC-III. Hence the same is required to be registered in terms of section 3 proviso of RERA within 2 months failing which RC shall stand revoked automatically.

Both the registrations had been expired and the promoter had applied for further extension/continuation of the same. Further, the area measuring 65.112 acres is not registered with the authority till date for which part CC stand revoked.

After that promoter obtained the additional license no. 211 of 2023 dated 18.10.2023 for area measuring 11.8375 acres and obtained the revised layout plan approval from DTCP, Haryana for total area of the colony measuring 121.06825 acres (after delicense of area measuring 0.975 acres). The promoter had made the changes in the earlier approved area also and hence accordingly the 2/3rd allottees consents along with changes in earlier plan are sought from the applicant promoter.

Now the promoter applied for registration of additional licensed area measuring 11.8375 acres as phase-IV stating that Phase-I had been granted part CC, Phase-II & Phase-III area registered with the authority. However, there is no phasing approved by DTCP, Haryana. The promoter is seeking registration of additional licensed land only and for earlier area submitted the description of the same.

The application for registration of project was scrutinized and deficiency notice was not dispatched but the matter was listed for hearing on 14.10.2024.

On 14.10.2024, the matter is adjourned and to come up on 04.11.2024.

1st deficiency notice vide notice no. HARERA/GGM/RPIN/798 dated 18.10.2024 was issued to the promoter with an opportunity of being heard on 04.11.2024.

A complaint has been received on 11.10.2024 & 25.10.2024 stating not to grant RERA registration to the project and also to cancel DTCP license. The copy of same is forwarded to the promoter but no reply received in the authority.

On 04.11.2024, 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.

The promoter has submitted a reply on 16.01.2025 which has been scrutinized and the status of documents is mentioned below:

27. Present compliance status as on 17.02.2025 of deficit documents conveyed through notice dated 18.10.2024.	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Needs to be corrected 2. Online DPI needs to be corrected.
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		Status: Needs to be corrected 3. Consents of 2/3rd allottees of the project needs to be submitted. Status: Not submitted 4. Changes in the layout plan of the colony needs to be submitted duly marked on layout plan and mentioned in tabular form. Status: Not submitted 5. Plot/area allotted to the landowners in terms of collaboration agreement needs to be submitted duly marked on layout plan and in tabular form along with signature of landowners and developer. Status: Not submitted 6. Copy of all the licenses no. 119 of 2011, 71 of 2014, 104 of 2019 part of entire area of colony measuring 121.06825 acres along with their renewal needs to be submitted. Status: Copies of licenses submitted but renewal is not submitted for 119 of 2011, 71 of 2014. However, applied. 7. Copy of approved zoning plan needs to be submitted. Status: Not submitted 8. Environment Clearance needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted 9. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted 10. Non encumbrance certificate not below the rank of Tehsildar needs to be submitted on latest date. Status: Not submitted 11. Land title search report by an advocate needs to be submitted including the bar enrolment number of the Advocate. Status: Submitted but needs to be revised as the same should be based on search in the revenue department also along with bar enrolment number of the Advocate. 12. Copy of electrical load availability connection needs to be submitted. Status: Submitted Memo no. Ch.-5/SE/C/EP-254 dated 07.06.2017, but the same needs to be revised/updated for additional area also. 13. Superimposed demarcation plan on approved layout plan needs to be submitted. Status: Not submitted 14. Pert chart needs to be revised. Status: Submitted 15. Approvals / NOC's from various agencies for connecting external services like roads, water, sewer and storm water drainage needs to be submitted. Status: Not submitted
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		16. Draft Allotment letter, Draft Builder Buyer Agreement, Draft payment receipt needs to be revised. Status: Draft Allotment letter, Draft Builder Buyer Agreement needs to be revised and Draft payment receipt submitted. 17. Draft brochure/advertisement document of the project needs to be revised. Status: Needs to be revised. 18. CA certificate regarding net worth needs to be provided. Status: Submitted but CA certificate of net worth needs to be submitted for latest date as previously dated was 31.03.2024. 19. CA certificate for expenditure incurred and to be incurred needs to be submitted. Status: Submitted but needs to be revised. 20. Board resolution for opening of bank account under section 4(2)(I)(D) needs to be submitted with the KYC of authorized person. Status: Not Submitted 21. Project report needs to be revised. Status: Submitted but needs to be revised. 22. Affidavit of promoter regarding arrangement with bank of master account needs to be provided. Status: Not Submitted 23. Financial resources needs to be met with project cost. Status: Submitted but supporting documents for the financial resources needs to be submitted. 24. Copy of paid challan of EDC, conversion charges and license fee needs to be provided. Status: Submitted but copy of paid challan of conversion charges and license fee needs to be provided. 25. Land cost needs to be clarified according to area apply for registration. Status: Submitted but needs to be clarified. 26. Affidavit regarding 10% auto deduct from separate bank account for EDC needs to be provided. Status: Not Submitted 27. Original bank undertaking needs to be provided. Status: Not Submitted 28. Loan sanction, repayment schedule and disbursement schedule needs to be provided. Status: Not Submitted 29. NOC from lender (Capital India Finance ltd and Vistra ITCL (India) ltd needs to be provided Status: Not Submitted 30. Latest Authority letter to represent in HARERA Authority needs to be provided.
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		Status: Submitted but KYC needs to be submitted. 31. KYC of project consultant (Architect, Chartered Accountant, MEP Consultant) needs to be provided Status: Submitted 32. Prescribe from ROC needs to be provided. Status: Submitted but incomplete. Complete ROC charge form needs to be submitted.
28.	Remarks	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Consents of 2/3rd allottees of the project needs to be submitted. 4. Changes in the layout plan of the colony needs to be submitted duly marked on layout plan and mentioned in tabular form. 5. Plot/area allotted to the landowners in terms of collaboration agreement needs to be submitted duly marked on layout plan and in tabular form along with signature of landowners and developer. 6. Copy of renewal of the licenses no. 119 of 2011, 71 of 2014 part of entire area of colony measuring 121.06825 acres needs to be submitted. 7. Copy of approved zoning plan needs to be submitted. 8. Environment Clearance needs to be submitted. If applied, then copy of the same needs to be submitted. 9. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. 10. Non encumbrance certificate not below the rank of Tehsildar needs to be submitted on latest date. 11. Land title search report by an advocate needs to be revised including the bar enrolment number of the Advocate. 12. Copy of electrical load availability connection needs to be submitted for additional area also applied for registration. 13. Superimposed demarcation plan on approved layout plan needs to be submitted. 14. Approvals / NOC's from various agencies for connecting external services like roads, water, sewer and storm water drainage needs to be submitted. 15. Draft Allotment letter, Draft Builder Buyer Agreement needs to be revised. 16. Draft brochure/advertisement document of the project needs to be revised. 17. CA certificate regarding net worth needs to be provided on latest date. 18. CA certificate for expenditure incurred and to be incurred needs to be revised.



	19. Board resolution for opening of bank account under section 4(2)(I)(D) needs to be submitted with the KYC of authorized person. 20. Project report needs to be revised. 21. Affidavit of promoter regarding arrangement with bank of master account needs to be provided. 22. Financial resources needs to be met with project cost with supporting documents. 23. Copy of paid challan of conversion charges and license fee needs to be provided. 24. Land cost needs to be clarified according to area apply for registration. 25. Affidavit regarding 10% auto deduct from separate bank account for EDC needs to be provided. 26. Original bank undertaking needs to be provided. 27. Loan sanction, repayment schedule and disbursement schedule needs to be provided. 28. NOC from lender (Capital India Finance ltd and Vistra ITCL (India) ltd needs to be provided 29. Latest Authority letter to represent in HARERA Authority needs to be provided - KYC also required. 30. Complete ROC charge form needs to be provided.
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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

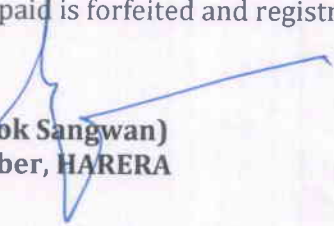
Proceedings dated: 17.02.2025

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

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

The promoter has neither submitted the basic documents including approval of zoning plan nor replied to the complaint received in the authority w.r.t. registration of the project, despite multiple opportunities and deficiencies conveyed through notice.

In view of the above the application of the promoter for registration of project be returned and the promoter may apply afresh once the requisite approvals/documents are obtained from the concerned authority. The processing fee paid is forfeited and registration fees be adjusted in the new application as and when applied.


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA

