

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - Birla Navya (Avik Phase-2)
Promoter - M/s Avarna Projects LLP
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Birla Navya (Avik Phase-2)	
2.	Name of the promoter	M/s Avarna Projects LLP	
3.	Nature of the project	Independent Residential Floors	
4.	Location of the project	Sector-63A, Gurugram	
5.	Legal capacity to act as a promoter	Third-party right holder	
6.	Name of the license holder	N/A	
7.	Name of the third-party right holder (if any)	M/s Avarna Projects LLP (through sale deed)	
8.	Name of the Collaborator	N/A	
9.	Status of project	New	
10.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
11.	Online application ID	RERA-GRG-1829-2024	
12.	License no.	N/A	
13.	Total licensed area	110.20575 Acres	Area applied 2.6627Acres (10,775.7732 sqmtr)
14.	Projected completion date		
15.	QPR Compliances (if applicable)	RC no 17 of 2023 {Birla Navya (Avik Phase-1)} Submitted - March 24 to Dec 24.	
16.	4(2)(I)(D) Compliances (if applicable)	RC no 17 of 2023 {Birla Navya (Avik Phase-1)} Submitted - 2022-23 and 2023-24.	
17.	4(2)(I)(C) Compliances (if applicable)	N/A	
18.	Status of change of bank account	N/A	
19.	Details of proceedings pending against the project	N/A	
20.	RC Conditions Compliances (if applicable)	N/A	
21.	Total Project Cost	358.18 cr.	
22.	Expenditure Incurred	96.81 cr.	
23.	Expenditure to be incurred	261.37 cr.	
24.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Date of approval
			Validity up to
	i)	License Approval	N/A (Promoter is third party right holder through sale deed dated 14.10.2019)
ii)	Zoning Approval Plan	DGTCP 7210 dated 04.10.2019.	



	iii)	Building approval plan	BR/GFA/2023/A-18 dated 21.12.2024	20.12.2026.
	iv)	Environmental Clearance	SEIAA (127)/HR/2021/480 dated 11.05.2021	
	v)	Airport clearance height	N/A.	
	vi)	Fire approval scheme for commercial	N/A.	
	vii)	Service plan and estimate approval	LC-2543-JE(S)-2013/54776 dated 17.10.2013	
25.	Fee Details			
		Registration fee	Residential 10,815.7692 x 2.64 x 2.64 x 10 = 28,553.630688 x 2.64 10 = Rs. 7,53,816/-	
		Late fee	N/A	
		Processing fee	28,553.630688 x 10 = Rs. 2,85,536/-	
		Total fee	7,53,816+ 2,85,536 = Rs. 10,39,352/-	
26.		DD details	Rs. 8,98,400/- Rs. 1,40,952/- Total - Rs. 10,39,352/-	
		DD details	509915 500647	
		Name of the bank issuing	ICICI Bank.	
		Deficient amount	10,39,352 - 10,39,352 = 0/- (NIL)	
27.	File Status		Date	
		File received on	07.01.2025	
		First notice Sent on	24.12.2024	
		Documents Submitted on	28.01.2025	
		Documents Submitted on	29.01.2025	
		First hearing on	03.02.2025	
28.	Case History:			
	<p>The Promoter i.e., M/s Avarna Projects LLP (third party right holder through sale deed dated 14.10.2019) has applied for the registration of real estate Independent Residential Floors namely "Birla Navya (Avik Phase-2)" located at Sector -63A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016. The project area for registration is 110.20575 Acres and the area applied for registartion is 2.6627Acres (10,775.7732 sqmtr).</p> <p>The application for registration of Independent Residential Floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/855 dated 24.12.2024 was issued to the promoter.</p>			

	On 03.02.2025, the matter is adjourned to 02.02.2025 at 3pm.	
29.	<p>Present compliance status as on 05.02.2025 of deficient documents as observed during the last hearing dated 03.02.2025.</p>	<ol style="list-style-type: none"> 1. Deficit fees of Rs. 1,40,952/- needs to be submitted. Status - Submitted Rs. 1,40,952/- vide DD no 500647 dated 27.01.2025 of ICICI bank. 2. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded mentioned above need to be submitted in PDF format of size less than 5 mb each. Status - Submitted but needs to be revised. 3. Corrections in online detailed project information need to be done. Status - Submitted but needs to be revised. 4. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. Status - Not Submitted. Further promoter states that promoter is a third-party right holder over the plots applied for registration and has a legal title to the land by sale deed dated 04.10.2019 on which the developed for the proposed project is to be carried out. Further NEC is not applicable to the plots applied and Land applied for the registration is free from all encumbrances and has not been mortgaged with any financial institution and or body corporate as on date. 5. Draft allotment letter, builder buyer agreement and conveyance deed need to be revised. Status - Submitted. 6. PERT Chart needs to be revised. Status - Submitted 7. Draft brochure and advertisement document needs to be revised. Status - Submitted. 8. Cost of land amounts to Rs 7872.78 lakhs needs to be clarified according to area i.e., 2.67 acres applied for registration. Status - Submitted. 9. Clarification needs to be submitted along with supporting documents for EDC, IDC, Taxes, Cess and IDW not mentioned in DPI. Details of financial resources, loan from other sources amounts to Rs 10626.22 lakhs mentioned in DPI needs to be submitted along with supporting documents. Status - Promoter stated that, M/s Anant raj is a license holder and has paid the EDC and IDC. Further, promoter is a third-party right holder over the plots applied for registration and has a legal title to the land by sale deed dated 04.10.2019 on which the developed for the proposed project is to be carried out.

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HARERA
GURUGRAM
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		<p>10. CA Certificate dated 30.12.2024 of non-default in payment of debt & statutory liabilities needs to be revised. Status - Submitted.</p> <p>11. REP-1 (A-H) needs to be revised as Master A/c i.e. 777705007889 is different from Master A/c i.e. 777705007662 mentioned in Bank Undertaking and also costing details needs to be revised. Status - Submitted.</p>
30.	Remarks	<p>1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded mentioned above need to be submitted in PDF format of size less than 5 mb each.</p> <p>2. Corrections in online detailed project information need to be done.</p>

Recommendation - All the required documents for registration under section 4 of the Act, 2016 have been submitted except the corrections in form A-H and DPI. The Authority may consider for grant of registration upon submission of corrections in form A-H and DPI.

Ashish Dubey
Chartered Accountant

Shashank Sharma
Associate Engineer Executive

Day and Date of hearing

Wednesday and 05.02.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 05.02.2025.

Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Nitin Sharma (AR) and Sh. Harshit Garg (AR) are present on behalf of the promoter and states that the applicant promoter has purchased the 35 plots from M/s Anant Raj Licensed colony and part CC in respect of said license/plots has been granted by DTCP vide memo no LC-2543-JE(S)-2014/8878 dated 05.05.2014 and all services are already available and functional.

Approved as proposed. The RC shall be issued after submission of corrections in form A-H and DPI.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA

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 (नियामन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16