**The Estate Floors**
**M/s Anant Raj Ltd.**

## Hearing brief for extension of project registration u/s 6

| S.No. | Particulars | Details | |
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| 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.<br>License no. 71 of 2014- M/s Anant Raj Industries Ltd., Glaze Properties Pvt. Ltd.<br>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)(l)(D) reports status** | For RC No. 27 of 2022 granted for Residential floors- Submitted | |
| 17. | **Other conditions of RC** | For RC No. 27 of 2022: No conditions | |
| 18. | **4(2)(l)(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 | |

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| 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 | | | |
| 26. | Estimated expenditure for completion so far | Rs 19.16 Cr | | | |
| 27. | License no. | 119 of 2011 dated 28.12.2011<br>71 of 2014 dated 29.07.2014<br>104 of 2019 dated 07.09.2019 | | valid upto 27.12.2024<br>valid upto 28.07.2024<br>valid upto 06.09.2024 | |
| 28. | Total licensed area | 110.20575 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<br>71 of 2014 dated 29.07.2014<br>104 of 2019 dated 07.09.2019 | valid upto 27.12.2027<br>valid upto 28.07.2026<br>valid upto 06.09.2026 |
| ii) | Building plan/ Site Plan Approval (For S+3) | Not submitted,<br>BRS-III submitted for the plot no.<br>E44- Memo no: NK-TCP-00143 dated 25.02.2021<br>E45- Memo no.: NK-TCP-00145 dated 17.02.2021<br>Under self-certification policy | |
| | Revised Building plan/ Site Plan Approval (For S+4) | BRS-III submitted for the plot no.<br>E44- Memo no: NK-TCP-00194 dated 21.01.2025<br>E45- Memo no.: NK-TCP-00196 dated 21.01.2025<br>Under self-certification policy by an architect. | 20.01.2027 |
| | **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.** | | |
| iii) | Zoning Plan Approval | Drg. No. DTCP 7210 dated 04.10.2019 | - |
| iv) | Environmental Clearance | SEIAA(127)/HR/2021/480 dated 11.05.2021 | 10.05.2031 |
| v) | Airport height clearence | Not applicable | |
| vi) | Fire scheme approval | Not applicable | |

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| | vii) | Service plans and estimates approval | Memo no. LC-2543-C-II/JE(RK)/2025/5867 dated 13.02.2025 |
| 30. | Reasons for delay | | Not Submitted |
| 31. | Fee details- as per revised approved plan (As per revised building plans of the 2 plots E-44 & 45) | | |
| | Registration fee | | Residential Area<br>10789.31 x 1.53 x 1.53 x 10= ₹ 2,52,567/-<br>Revised residential area<br>676.12 x 2.40 x 2.40 x 10=₹ 38,945/-<br>10113.19 x 1.53 x 1.53 x 10= ₹ 2,36,740/-<br>**Now the total Registration fees: ₹ 2,75,685/-** |
| | Late Fee | | **300% of registration fee= ₹ 7,57,701/-** |
| | Processing fee | | Earlier processing fees: 10789.31 x 1.53 x 10= ₹ 1,65,076/-<br>Revised processing fees:<br>676.12 x 2.40 x 10= ₹ 16,227 /-<br>10113.19 x 1.53 x 10=₹ 1,54,732/-<br>**Now the total Processing fees: ₹ 1,70,959/-** |
| | Total Fee | | Earlier fees: ₹ 11,75,344/-<br>**Revised fees: ₹ 12,04,345/-** |
| | Extension Fee (Half of Registration fee) | | ₹ 1,37,843/- |
| | Processing fee | | 676.12 x 2.40 x 10= ₹ 16,227 /-<br>10113.19 x 1.53 x 10=₹ 1,54,732/-<br>Now the total Processing fees: ₹ 1,70,959/- |
| | Late fee | | 150% x ₹ 1,37,843/-= ₹ 2,06,765/- |
| | Total fee | | **₹ 5,15,567/-** |
| | Total fee (Registration + Extension) | | **₹ 17,19,912/-** |
| 32. | DD amount submitted at the time of registration | | ₹ 4,18,119 /-<br>₹ 6,99,000/-<br>₹ 58,700/- |
| | DD no. and date for registration | | 506759 dated 09.07.2021<br>507282 dated 11.02.2022<br>118337 dated 13.04.2022 |
| | Name of the bank issuing | | State Bank of India |
| | DD Amount submitted for extension | | ₹ 13,800/-<br>₹ 22,000/-<br>₹ 4,30,711/- |
| | DD/RTGS no. and date for extension | | 698484 dated 17.09.2024<br>698686 dated 14.02.2025<br>698723 dated 17.03.2025 |
| | Name of the bank issuing | | State Bank of India |
| | Total fee paid | | ₹ 16,42,330/- |

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| | **Deficient amount** | ₹ 77,582/- |
| **33.** | **File Status** | **Date** |
| | **File received on** | 30.09.2024 |
| | **First notice Sent on** | 22.10.2024 |
| | **1st hearing on** | 28.10.2024 |
| | **2nd hearing on** | 18.11.2024 |
| | **3rd hearing on** | 02.12.2024 |
| | **4th hearing on** | 23.12.2024 |
| | **5th hearing on** | 20.01.2025 |
| | **6th hearing on** | 17.02.2025 |
| | **7th hearing on** | 24.03.2025 |

**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 is 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.**

**On 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.

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| | **On 19.03.2025, 100% consent from the allottees of the affected plots has been submitted but their phone numbers are not provided by the promoter for further verification.**<br>The status of the documents is mentioned below: | |
| **26.** | **Present compliance status as on 24.03.2025 of deficit documents as conveyed in last hearing dated 17.02.2025** | 1. Deficit Fee – ₹ 77,582/- needs to be submitted. The fee is recalculated on the basis of a revised building plan.<br>**Status: Not submitted**<br>2. Correction in REP-V form needs to be submitted along with the requisite documents.<br>**Status: Not submitted**<br>3. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted.<br>**Status: Corrections not submitted**<br>4. Original RC needs to be submitted.<br>**Status: Submitted**<br>5. Copy of approved building plan approval letter (BR-III) and plans needs to be submitted for the floors applied for the registration.<br>**Status: Revised BR-III and DTP mail for plot no. E-44 & 45 submitted approved vide dated 21.01.2025 under self-certification policy by an architect. The promoter also stated that 40 plots have obtained Occupation Certificate out of 42, the copy of OC is submitted for 40 plots.**<br>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.<br>**Status: Renewal copies submitted.**<br>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.<br>**Status: Submitted**<br>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.<br>**Status: Submitted, but needs to be revised as the reason for delay is not mentioned. Whereas, photos of the project are attached.**<br>9. Copies of all collaboration agreements needs to be submitted.<br>**Status: Submitted**<br>10. Copy of approved zoning plan needs to be submitted.<br>**Status: Submitted**<br>11. Demarcation plan needs to be submitted.<br>**Status: Submitted** |

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| | | 12. Superimposed demarcation plan on approved site plan needs to be submitted.<br>**Status: Submitted**<br>13. Approved Service plans and estimates needs to be submitted for whole licensed area including the plots on which floors are applied.<br>**Status: Approval letter submitted, but estimates and plan for the same needs to be provided.**<br>14. Electrical load availability connection needs to be submitted.<br>**Status: Submitted**<br>15. Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.<br>**Status: Jamabandi and Aks- shijra submitted on latest date, but latest mutation for the project needs to be provided.**<br>16. Information to revenue department needs to be submitted six months prior to the date of application needs to be submitted.<br>**Status: Submitted**<br>17. Latest date land title search report prepared by an advocate including the bar enrolment number of the Advocate needs to be submitted.<br>**Status: Not submitted**<br>18. Environment clearance needs to be submitted.<br>**Status: Submitted**<br>19. Project report along with brochure of current project and project photos needs to be submitted.<br>**Status: Submitted**<br>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.<br>**Status: For water supply and sewerage connection promoter submitted the connection bill and for road access promoter stated that the road is connected with 24m wide road.**<br>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.<br>**Status: Submitted**<br>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.<br>**Status: Submitted** |

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| | | 23. PERT Chart specifying date of completion needs to be submitted.<br>**Status: Not submitted**<br>24. Revised builder buyer agreement, allotment letter and conveyance deed need to be submitted in prescribed format.<br>**Status: Submitted, but needs to be revised.**<br>25. Copy of executed application form, allotment letter, BBA, conveyance deed and payment receipt needs to be submitted.<br>**Status: Submitted**<br>26. Copy of DD submitted at the time of registration needs to be provided.<br>**Status: Submitted**<br>27. Draft Brochure needs to be revised & Advertisement of the project needs to be submitted.<br>**Status: Submitted, but needs to be revised.**<br>28. All documents need to signed and stamped.<br>**Status: Submitted**<br>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.<br>**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.**<br>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.<br>**Status: Revised DPI submitted.**<br>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.<br>**Status: Not submitted**<br>32. KYC of Architect, Structural Engineer, CA, MEP Consultant, and authorized person to operate bank accounts needs to be submitted.<br>**Status: Submitted**<br>33. Project report and Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised.<br>**Status: Affidavit of promoter is submitted. Project Report needs to be revised as costing details mismatch with DPI.**<br>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. |

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| | | **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.**<br>35. CA Certificate for expenditure incurred & to be incurred needs to be submitted.<br>**Status: Submitted but needs to be revised.**<br>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)(l)(D) needs to be submitted.<br>**Status: Clarification and undertaking not submitted but Schedule reports of EDC & IDC is submitted.**<br>37. Quarterly net cash flow, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted.<br>**Status: Not submitted**<br>38. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted.<br>**Status: Not submitted**<br>39. Annual return u/s 4(2)(l)(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.<br>**Status: Not Submitted. Bank details is updated in CA Certificate uploaded with QPR of September 2024.** |
| | **27. Remarks** | 1. Deficit Fee – ₹ 77,582/- needs to be submitted. The fee is calculated on the basis of a revised building plan.<br>2. Correction in REP-V form needs to be submitted along with the requisite documents.<br>3. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted.<br>4. 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. |

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| | | **Status: Submitted, but needs to be revised as the reason for delay is not mentioned. Whereas, photos of the project are attached.**<br>5. Approved Service plans and estimates needs to be submitted for whole licensed area including the plots on which floors are applied.<br>**Status: Approval letter submitted, but estimates and plan for the same needs to be provided.**<br>6. Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.<br>**Status: Jamabandi and Aks- shijra submitted on latest date, but latest mutation for the project needs to be provided.**<br>7. Latest date land title search report prepared by an advocate including the bar enrolment number of the Advocate needs to be submitted.<br>8. Approval of various agencies regarding the permission for external services like road access permission, water supply, sewerage & storm water drainage needs to be submitted.<br>**Status: For water supply and sewerage connection promoter submitted the connection bill and for road access promoter stated that the road is connected with 24m wide road.**<br>9. PERT Chart specifying date of completion needs to be submitted.<br>10. Revised builder buyer agreement, allotment letter and conveyance deed need to be submitted in prescribed format.<br>11. Draft Brochure needs to be revised & Advertisement of the project needs to be submitted.<br>12. 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.<br>13. 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.<br>14. Project report and Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised.<br>**Status: Affidavit of promoter is submitted. Project Report needs to be revised as costing details mismatch with DPI.**<br>15. 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.<br>16. CA Certificate for expenditure incurred & to be incurred needs to be revised. |

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| | | 17. 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)(l)(D) needs to be submitted.<br>18. Quarterly net cash flow, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted.<br>19. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted.<br>20. Annual return u/s 4(2)(l)(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. |

**Recommendation:** The application submitted by the promoter for extension of registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the deficiencies pending in S. No. 27. It is recommended that the Authority may consider the grant of extension of registration subject to the submission of deficiencies pointed out above.

**(Asha)**
**Chartered Accountant**

**(Deepika)**
**Planning Executive**

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| **Day and Date of hearing** | Monday and 24.03.2025 |
| **Proceeding recorded by** | Ram Niwas |

**PROCEEDINGS OF THE DAY**

Proceedings dated: 24.03.2025

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

Sh. Akhil Kumar (AR), Sh. Sudhir Solanki (AR) & Sh. Sonu Kumar (AR) are present on behalf of the promoter.

Approved as proposed subject to the compliance of the above deficiencies along with deficit fees. The requisite rectification in the online DPI shall be made before the issuance of RC.

**(Ashok Sangwan)**
**Member, HARERA**

**(Vijay Kumar Goyal)**
**Member, HARERA**

**(Arun Kumar)**
**Chairman, HARERA**