

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	M/s Sovereign Buildwell Pvt. Ltd & Others
7.	Status of project	New
8.	Whether registration applied for whole	Phase
	Phase no.	4 (as per promoter)
9.	Online application ID	RERA-GRG-PROJ-1921-2025
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 27.12.2027 valid upto 28.07.2026 valid upto 06.09.2026 valid upto 17.10.2028
11.	Total licensed area	121.06825 Area to be registered 6.0750 acres
12.	Projected completion date	REP-II needs to be revised.
13.	QPR Compliances	(142 of 2017 dated 28.08.2017 & 58 of 2021 dated 14.09.2021) Submitted upto March 2025 for 142 of 2017 and upto March 2025 for 58 of 2021
14.	4(2)(I)(D) Compliances	(142 of 2017 dated 28.08.2017 & 58 of 2021 dated 14.09.2021) Submitted for both RC.
15.	4(2)(I)(C) Compliances	(142 of 2017 dated 28.08.2017 & 58 of 2021 dated 14.09.2021) Applied for extension/continuation of registration
16.	Status of change of bank account	(142 of 2017 & 58 of 2021) Change 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-5415-2079 - 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 65.712 acres of which part CC dated 05.05.2021.4 stand revoked - Not applied	
19.	Total Project cost	Rs 114.21/- Crores	
20.	Project Expenditure So far	Rs 73.56/- Crores	
21.	Estimates expenditure for completion so far	Rs 40.56/- Crores	
22.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	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 28.10.2023 27.12.2027 28.07.2026 06.09.2026 17.10.2028
	ii)	Layout plan Approval	Approved with additional license 211 of 2023 dated 18.10.2023
	iii)	Zoning Plan Approval	Drg No. DTCP 10990 dated 01.04.2025
	iv)	Environmental Clearance	Applied on 16.01.2025.
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Applied on 01.07.2025.
23.	Fee Details		
	Registration Fee	Residential – 5.608* 4046.86 * 10 = Rs 2,26,948/-. Commercial – 0.467 * 4046.86 * 20 = Rs 37,798/- Total – 2,64,746/-	
	Processing Fee	24,584.6745 * 10 = Rs 2,45,847/-	
	Late Fee	N/A	
	Total Fee	Rs 5,10,593/-	
24.	DD amount	Rs 27,000/- Rs 5,32,253/- (Adjusted from Rs 10,11,300/- as per order dated 17.02.2025 in Temp id RERA-GRG-1475-2023)	
	DD no. and date	698784 dated 11.04.2025 698469 dated 07.09.2024	
	Name of the bank issuing	State Bank of India	
	Total fee paid	Rs 5,59,253/-	
	Deficient amount	NIL (Excess fee of Rs 48,660/-)	
25.	File Status	Date	
	File received on	17.04.2025	
	First notice Sent on	07.05.2025	
	First hearing on	12.05.2025	
	Second hearing on	14.07.2025	



	Third hearing on	11.08.2025
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. 90131 dated 17.04.2025 and RPIN- 899. The Temp I.D. of REP – I (Part A-II) is RERA -GRG-PROJ-1921-2025. The project area for registration is 6.075 acres part of additional license np=0. 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 110.2075 acres, the promoter had 1. Registered the area admeasuring 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 admeasuring 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 admeasuring 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 admeasuring 11.8375 acres and obtained the revised layout plan approval from DTCP, Haryana for total area of the colony admeasuring 121.06825 acres (after delicense of area admeasuring 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. Further, the promoter had applied for the registration of additional licensed area admeasuring 11.8375 acres as phase-IV on 17.09.2024 which was returned on 17.02.2025 with the directions to apply afresh once the requisite approvals/documents are obtained from the concerned authority. The processing fee paid is forfeited and registration fee be adjusted in the new application as and when applied. As per the order dated 17.02.2025, the fee of Rs 5,32,253/- has been adjusted in this application after the forfeiture of processing fee of Rs 4,79,047/- out of total amount of Rs 10,11,300/- paid vide DD no. 698469 dated 07.09.2024. Now, the promoter had applied for registration of part area of additional licensed area admeasuring 11.8375 acres as phase-IV stating that Phase-1 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 part area of additional licensed land only and for earlier area submitted the description of the same.	



It is further noticed that a compliant has been received on 11.10.2024 and 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 has been received in the Authority. Hence, it is mentioned in the deficiency list to sough the reply of the complaint.

The application for registration of residential plotted colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/899 dated 07.05.2025 was issued to the promoter with an opportunity of being heard on 12.05.2025.

On 12.05.2025, Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Sudhir Solanki (Sr. GM) and Sh. Sonu Kumar (AR) are present on behalf of the promoter. The license no. 211 of 2023 dated 28.10.2023 having an area admeasuring 11.8375 acres has been issued by the DTCP, Haryana in addition to the earlier license no. 119 of 2011 dated 28.12.2011, 71 of 2014 dated 29.07.2014 and 104 of 2019 dated 07.09.2019. Now, the area of total licensed colony becomes 121.06825 acres. Further, the promoter had applied for the registration of license no. 211 of 2023 having an area admeasuring 11.8375 acres which was rejected on 17.02.2025 due to non-submission of requisite documents including zoning plan approval. Now, the promoter has applied for the part area admeasuring 6.0750 acres instead of 11.8375 acres falling under additional license no. 211 of 2023. In terms of explanation to section 3 of the Act, 2016, the part of license cannot be registered as a standalone project. The promoter is required to apply for the registration of whole licensed area i.e., 11.8375 acres. The AR of the promoter requests for time to submit the reply to the deficiencies conveyed vide deficiency notice dated 07.05.2025. The request of the promoter is allowed. If the promoter fails to remove the deficiencies, then the application may be liable to be rejected along with the forfeiture of processing fee. The matter to come up on 14.07.2025.

On 14.07.2025, the matter is adjourned and fixed for 11.08.2025.

The promoter has submitted a reply on 14.07.2025 wherein the copy of the public notice published in three newspapers i.e., The Statesman (English), The Indian Express (English) and Jansatta (Hindi) dated 01.07.2025 for objection till 11.07.2025 alongwith the reply to deficiencies which was scrutinized and the status of the documents is mentioned below.

27. Present compliance status as on 11.08.2025 of deficient documents conveyed in hearing dated 12.05.2025.	1. A complaint has been received on 11.10.2024 and 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 you at the time of earlier application for registration but no reply has been received in the Authority. Reply to the same needs to be submitted. Status: The promoter stated that the said complaint is out of purview of the land admeasuring 6.075 acres applied for registration and there is no connection or dispute to the applied land. 2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted. 3. Online DPI needs to be corrected. Status: Not Submitted. 4. Area applied for the registration is 6.075 acres as phase 4. However, no phasing letter has been submitted and the
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	additional licensed area is 11.8375 acres which needs to be clarified. Status: The promoter stated that they have applied before the DTCP, Haryana for seeking phasing approval. 5. Two third consent from the existing allottees regarding the revision of layout plan needs to be submitted. Status: Not Submitted. 6. Changes in the layout plan of the colony duly marked on the layout plan and mentioned in tabular form needs to be submitted. Status: Not Submitted. 7. Details of area/plots allotted to the landowners needs in terms of collaboration agreement duly marked on the layout plan and in tabular form along with signature of landowners and developer needs to be submitted. Status: Not Submitted. 8. Copy of the license no. 119 of 2011, 71 of 2014 and 104 of 2019 along with their renewal needs to be submitted. Status: Submitted. 9. Environment Clearance needs to be submitted. if applied than copy of the same needs to be submitted. Status: Applied on 16.01.2025. 10. Approved Service plan and estimates needs to be submitted. if applied than copy of the same needs to be submitted. Status: Applied on 01.07.2025. Receipt attached. 11. Electrical load availability needs to be submitted. Status: Submitted. 12. Approval NOC's from various agencies for connecting external services like road and water supply needs to be submitted. Status: Not Submitted. 13. Latest Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be certified Status: Not Submitted. 14. Non-encumbrance certified on the latest date not below the rank of tehsildar needs to be submitted. Status: Not Submitted. 15. Superimposed demarcation plan on the layout plan needs to be submitted. Status: Submitted. 16. Pert Chart needs to be revised. Status: Not Submitted. 17. REP-II needs to be revised. Status: Submitted but needs to be revised. 18. Draft Application form needs to be revised. Status: Submitted but needs to be revised. 19. Draft Allotment letter needs to be revised. Status: Submitted but needs to be revised.
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| | <p>20. Draft Builder Buyer Agreement needs to be revised.
Status: Submitted but needs to be revised.</p> <p>21. Draft Conveyance Deed needs to be revised.
Status: Submitted but needs to be revised.</p> <p>22. Draft Brochure needs to be revised.
Status: Not Submitted.</p> <p>23. Cost of the land i.e. Rs 6712.75 lakhs needs to be clarified according to the area applied for the registration is 6.075 acres. Additionally, an affidavit outlining the area-sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted.
Status: Not Submitted.</p> <p>24. REP II dated 16.04.2025 needs to be revised as amount of loan from SBI & Vistra ITCL (India) Ltd is missing. Details of loan along with loan sanction agreement, repayment schedule and NOC from lender needs to be submitted
Status: Submitted but REP II needs to be revised. Details of loan along with loan sanction agreement, repayment schedule and NOC from lender needs to be submitted.</p> <p>25. Original Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted as previously dated was 18.10.2022. Charge Form (CHG) uploaded on ROC website needs to be submitted.
Status: Not Submitted.</p> <p>26. Bank Undertaking needs to be revised as employee designation and date is missing which needs to be submitted in original. The promoter has used same bank account for the already registered project vide RC No. 58 of 2021.
Status: Not Submitted.</p> <p>27. Details of financial resources from others mentioned in DPI amounts to Rs 15352.95 lakhs and equity by promoter amounts to Rs 6712.75 lakhs needs to be submitted.
Status: Not Submitted.</p> <p>28. Following original CA Certificate needs to be submitted:
CA Certificate of REP-1 (A-H),
CA Certificate of expenditure incurred and to be incurred,
CA Certificate of net worth of promoter on latest date and
CA Certificate of non-default in payment of debt & statutory liabilities dated 24.03.2025 needs to be revised.
Status: Not Submitted.</p> <p>29. Costing details and bank account mentioned in REP-1 (A-H) needs to be revised.
Status: Not Submitted.</p> <p>30. Project Report needs to be revised as costing details is missing. Quarterly net cash flow statement needs to be revised. Quarterly estimated expenditure and quarterly fund flow statement needs to be submitted.
Status: Not Submitted.</p> |
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		31. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted along with KYC of authorized signatories, Architect, CA, and Engineer. Status: Not Submitted. 32. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. Schedule and Challan of IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Not Submitted.
28.	Remarks	1. A complaint has been received on 11.10.2024 and 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 you at the time of earlier application for registration but no reply has been received in the Authority. Reply to the same needs to be submitted. Status: The promoter stated that the said complaint is out of purview of the land admeasuring 6.075 acres applied for registration and there is no connection or dispute to the applied land. 2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 3. Online DPI needs to be corrected. 4. Area applied for the registration is 6.075 acres as phase 4. However, no phasing letter has been submitted and the additional licensed area is 11.8375 acres which needs to be clarified. Status: The promoter stated that they have applied before the DTCP, Haryana for seeking phasing approval. 5. Two third consent from the existing allottees regarding the revision of layout plan needs to be submitted. 6. Changes in the layout plan of the colony duly marked on the layout plan and mentioned in tabular form needs to be submitted. 7. Details of area/plots allotted to the landowners needs in terms of collaboration agreement duly marked on the layout plan and in tabular form along with signature of landowners and developer needs to be submitted. 8. Environment Clearance needs to be submitted. if applied than copy of the same needs to be submitted. 9. Approved Service plan and estimates needs to be submitted. if applied than copy of the same needs to be submitted. 10. Approval NOC's from various agencies for connecting external services like road and water supply needs to be submitted.



11. Latest Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be certified
12. Non-encumbrance certified on the latest date not below the rank of tehsildar needs to be submitted.
13. Pert Chart needs to be revised.
14. REP-II needs to be revised.
15. Draft Application form needs to be revised.
16. Draft Allotment letter needs to be revised.
17. Draft Builder Buyer Agreement needs to be revised.
18. Draft Conveyance Deed needs to be revised.
19. Draft Brochure needs to be revised.
20. Cost of the land i.e. Rs 6712.75 lakhs needs to be clarified according to the area applied for the registration is 6.075 acres. Additionally, an affidavit outlining the area-sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted.
21. REP II dated 16.04.2025 needs to be revised as amount of loan from SBI & Vistra ITCL (India) Ltd is missing. Details of loan along with loan sanction agreement, repayment schedule and NOC from lender needs to be submitted
Status: Submitted but REP II needs to be revised. Details of loan along with loan sanction agreement, repayment schedule and NOC from lender needs to be submitted.
22. Original Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted as previously dated was 18.10.2022. Charge Form (CHG) uploaded on ROC website needs to be submitted.
23. Bank Undertaking needs to be revised as employee designation and date is missing which needs to be submitted in original. The promoter has used same bank account for the already registered project vide RC No. 58 of 2021.
24. Details of financial resources from others mentioned in DPI amounts to Rs 15352.95 lakhs and equity by promoter amounts to Rs 6712.75 lakhs needs to be submitted.
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CA Certificate of expenditure incurred and to be incurred,
CA Certificate of net worth of promoter on latest date and
CA Certificate of non-default in payment of debt & statutory liabilities dated 24.03.2025 needs to be revised.
26. Costing details and bank account mentioned in REP-1 (A-H) needs to be revised.
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28. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted



HARERA
GURUGRAM

Project - Anant Raj Estate
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- along with KYC of authorized signatories, Architect, CA, and Engineer.
29. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. Schedule and Challan of IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted.

Ashish Dubey
11/08/25

Ashish Dubey
Chartered Accountant

Ashish Kush
11/8/25

Ashish Kush
Planning Executive

Day and Date of hearing

Monday and 11.08.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 11.08.2025.

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Sudhir Solanki (Sr. GM) and Sh. Sonu Kumar (AR) are present on behalf of the promoter.

The promoter has neither submitted the phasing plan approval nor other deficiencies including two-third consent of the allottees 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 i.e., Rs 2,45,847/- paid is forfeited and registration fees be adjusted in the new application as and when applied.

(Ashok Sangwan)
Member, HARERA

V.I. 3
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA

