Central Avenue
RERA-GRG-2007-2025

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details	
1.	Name of the project	Central Avenue	
2.	Name of the promoter	M/s Antriksh India Projects Pvt. Ltd.	
3.	Nature of the project	Group Housing Colony	
4.	Location of the project	Sector- 33, Gurugram	
5.	Legal capacity to act as a promoter	BIP Holder	
6.	Name of license holder	Arun Kumar Jain and Others	
7.	Name of Collaborator	M/s Primoris Realtors LLP	
8.	Status of project	Ongoing	
9.	RERA Registration No.	28 of 2021	
10.	Validity of Registration Certificate	Valid From 06.07.2021	01.02.2025
11.	Date of receipt of application for extension	30.01.2025	
12.	Whether extension of registration applied for whole/phase	Whole Project	
13.	Extension applied till	31.01.2026	
14.	Online extension ID	RERA-GRG-2007-2025	
15.	Registration Temp ID	RERA-GRG-791-2020	
16.	QPR status	All QPR's submitted	
17.	4(2)(l)(D) reports status	Pending - 2021-22 and 2022-23	
18.	4(2)(l)(C) compliance	Applied for extension on 07.07.2025	
19.	Compliance of RC conditions	Approved Service plan and estimates within 3 months – Not Submitted	
20.	Status of change of bank account	Pending	
21.	Details of proceedings pending against the project	Nil	
22.	Present stage of completion (%)	35.92 % (As per DPI)	
23.	Total Project cost	Rs 158.15 Cr	
24.	Project expenditure so far	Rs 23.42 Cr	
25.	Estimated expenditure for completion so far	Rs 134.73 Cr	
26.	As per QPR closing balance in RERA A/c as on 30.06.2025	Rs 76.22 lakhs	
27.	License no.	86 of 2019 dated 01.08.2019	Valid up to 08.03.2027

28.	Total licensed area		2.123 Acres	Area for extension of registration	2.123 Acres
29.	Statutory approvals either applied for or obtained prior to registration				
	S. No	Particulars	Date of approval		Validity up to
	i)	License Approval	86 of 2019 dated 01.08.2019		08.03.2027
	ii)	Zoning Plan Approval	DG, TCP 7077 dated 02.08.2019		-
	iv)	Building Plan Approval	ZP-1383/SD(DK)/2020/14303 dated 17.08.2020		16.08.2025
	v)	Environmental Clearance	SEIAA (128)/HR/2021/549 dated 02.07.2021		01.07.2031
	vi)	Airport height clearance	Not submitted		-
	vii)	Fire scheme approval	FS/2020/62 dated 08.12.2020		
	viii)	Service plans and estimates approval	Applied		
	xi)	Electrical load availability connection	Memo no. Ch-7/SE/OP-II/Sohna/CCF-25 dated 19.09.2023		
30.	Reasons for delay		Reason for delay are: Illegal encroachment for more than 5 years due to which site was not approachable, covid- 19 pandemic, financial constraints, supply chain issues and labor shortage.		
31.	Fee details				
	Registration fee		**Resi-** 16,021.2245 * 1.87 * 10 = Rs 2,99,597/- **Comm-** 48.121 * 1.87 * 20 = Rs 1800/- **Total - Rs 3,01,397/-**		
	Processing fee		16,069.3455 * 10 = Rs 1,60,693/-		
	Late Fee		N/A		
	Extension Fee (Half of Registration fee)		Rs 1,50,699/-		
	Processing fee		16,069.3455 * 10 = Rs 1,60,693/-		
	Late fee (delay of 5 months and 7 days): There was a delay of 3 months before the submission of the first application, which was returned on 31.03.2025. After allowing a relaxation period of 30 days, the late fee was levied. The application under Section 6 was resubmitted on 07.07.2025,		Rs 3,93,762/-		

	resulting in a total delay of 2 months and 7 days	
	Total fee	**Rs 11,67,244/-**
32.	**DD amount submitted at the time of registration**	Rs 84,950/- Rs 3,77,200/-
	DD no. and date for registration	001846 dated 08.01.2021 001929 dated 22.02.2021
	Name of the bank issuing	Axis Bank
	DD/RTGS Amount submitted for extension	Rs 1,60,694/- Rs 2,31,075/- Rs 1,60,694/-
	DD/RTGS no. and date for extension	AXSK250280002313/3873 dated 28.01.2025. UTIBR52025012900361421/3873 dated 28.01.2025. 011965 dated 05.07.2025
	Total fee paid	Rs 10,14,613/-
	Name of the bank issuing	Axis Bank & Punjab & Sing Bank
	Processing fee already paid which is not considered now as the earlier application was returned	Rs 1,60,693/-
	Amount paid to be considered	Rs 10,14,613/- - Rs 1,60,693/- = Rs 8,53,920/-
	Deficient amount	Rs 11,67,244/- - Rs 8,53,920/- = **Rs 3,13,324/-**
33.	**File Status**	**Date**
	File received on	07.07.2025
	Notice Sent on	30.07.2025
	1st hearing on	04.08.2025
	2nd hearing on	11.08.2025

30. Case History: -

The Promoter M/s Antriksh India Projects Pvt. Ltd. who is a BIP Holder applied for the extension of registration of real estate group colony namely "Central Avenue" located at Sector-33, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 93912 dated 07.07.2025 and EPIN-160. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-791-2020 and online generated for project extension temp id RERA-GRG-2007-2025. The total licensed area is 2.123 acres and project area for the extension of registration is same. The license no – 86 of 2019 dated 01.08.2019 has been granted for development of group housing colony on an area admeasuring 2.123 acres.

The application for extension of registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/160 dated 30.07.2025 was issued to the promoter with an opportunity of being heard on 04.08.2025.

The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 12.07.2025 namely Dainik Bhaskar, Hindustan Times & The Tribune. Whereas, no objection has been received till 25.07.2025.

On 04.08.2025, the matter was adjourned and fixed for 11.08.2025.

The status of the documents is mentioned below:

31.	**Present compliance status as on 11.08.2025 of deficient documents as conveyed through notice dated 30.07.2025**	1. Deficit Fee - Rs 3,13,324/- needs to be submitted. **Status: Not submitted** 2. Original RC needs to be submitted. **Status: Not submitted** 3. Copy of License no. 86 of 2019 dated 01.08.2019 along with land schedule duly stamped and signed by the Director, Town and Country Planning Haryana needs to be submitted. **Status: Submitted** 4. Correction in REP-V form needs to be submitted along with the requisite documents. **Status: Submitted, but needs to be revised.** 5. Corrections in online DPI needs to be submitted. **Status: Submitted, but corrections need to be done.** 6. Copy of Service Plans & Estimates (Approval, plans & estimate booklet) approval needs to be submitted. **Status: Not submitted** 7. Airport height clearance needs to be submitted. **Status: Submitted** 8. Approved Demarcation plan on A1 size sheet (laminated) needs to be submitted. **Status: Not submitted** 9. Approval/NOC from various agencies for connecting external services like road access, HUDA water construction, sewerage and storm water needs to be submitted. **Status: Submitted except water construction NOC.** 10. Powerline shifting NOC if applicable, needs to be submitted. **Status: Undertaking submitted** 11. Revised land title search report for 30 years record certified on the latest date after incorporating the bar enrolment number needs to be submitted. **Status: Submitted, but bar enrolment no. is not mentioned.** 12. Booking list of units sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area, date of booking, average rate, and total consideration needs to be submitted. **Status: Submitted** 13. List of unsold units needs to be submitted. **Status: Submitted** 14. Layout plan superimposed on the demarcation plan needs to be submitted. **Status: Submitted**

		15. Revised project report along with revised brochure of current project along with copy of site photographs for the physical status of construction need to be submitted. **Status: Submitted** 16. PERT Chart specifying date of completion for whole project needs to be submitted including EWS block. **Status: Submitted** 17. Copy of draft application form, allotment Letter, BBA, conveyance deed and payment receipt need to be revised. **Status: Submitted, but needs to be revised.** 18. Copy of five sets of executed application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted. **Status: Five sets of application forms, allotment letters, and builder-buyer agreements were submitted. However, the allotment letter is not as per the approved draft, and the BBA includes several objectionable clauses. For instance, it states that the promoter can add, alter, delete, or modify the plans, designs, and specifications of the said complex at its sole discretion. Additionally, charges are being demanded from the allottees for covered parking also, and the agreement has been executed without including the landowners as a party. Moreover, many other clauses have been altered or newly added. Also, the payment plan also lacks a clause stating that the agreement to sell will be executed and registered after the payment of 10%.** 19. Supporting documents for reasons for delay of the project needs to be submitted. **Status: Submitted** 20. Cost of the land i.e. Rs 7000 lakhs needs to be clarified according to the area applied for the continuation of registration is 2.123 acres along with supporting documents. Additionally, an Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be revised. **Status: Submitted but Cost of the land i.e. Rs 7000 lakhs needs to be clarified according to the area applied for the continuation of registration is 2.123 acres along with supporting documents. Additionally, an Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be revised.** 21. Clarification needs to be submitted for difference in Project Cost, as per DPI it is Rs 15814.52 lakhs whereas per QPR (A-H) it is Rs 8830.43 lakhs. **Status: Not submitted**

		22. Details of financial resources mentioned in DPI amounts to Rs 11001.55 lakhs from others needs to be submitted. **Status: Not submitted** 23. Original non-encumbrance certificate not below the rank of tehsildar dated 03.03.2025 needs to be submitted. Affidavit for no loan on project needs to be submitted. **Status: Submitted** 24. Following Original CA Certificate needs to be submitted: Revised CA Certificate of financial and inventory details of the project, CA Certificate of net worth of promoter on latest date, CA Certificate of non-default in payment of debt & statutory liabilities dated 20.02.2025, Revised CA Certificate of expenditure incurred and to be incurred dated 20.02.2025 as costing details do not match with DPI. **Status: Submitted** 25. REP II dated 29.03.2025 needs to be revised as OC & CC date is missing. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised. **Status: Not submitted** 26. Original Bank Undertaking needs to be submitted. **Status: Not submitted** 27. Project Report needs to be revised as costing details do not match with DPI. Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. **Status: Submitted but statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be revised.** 28. Schedule and Challan of EDC 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)(l)(D) needs to be revised. **Status: Submitted but Challan of EDC 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)(l)(D) needs to be revised.** 29. Bank Statement of RERA Accounts for the month of June 2025 needs to be submitted. **Status: Submitted but the transaction in RERA A/c of Punjab & Sind Bank needs to be clarified. Bank Statement of RERA A/cs maintained in Axis Bank needs to be submitted. Further, as per Executed BBA, Master A/c details of the project is missing, and payment plan made in favour of Antriksh India Projects Pvt Ltd.**

	32. Remarks	1. Deficit Fee - Rs 3,13,324/- needs to be submitted. 2. Original RC needs to be submitted. 3. Correction in REP-V form needs to be submitted along with the requisite documents. 4. Corrections in online DPI needs to be submitted. 5. Copy of Service Plans & Estimates (Approval, plans & estimate booklet) approval needs to be submitted. 6. Approved Demarcation plan on A1 size sheet (laminated) needs to be submitted. 7. Approval/NOC from various agencies for connecting external services like water construction needs to be submitted. 8. Revised land title search report for 30 years record certified on the latest date after incorporating the bar enrolment number needs to be submitted. 9. Copy of draft application form, allotment Letter, BBA, conveyance deed and payment receipt need to be revised. 10. Copy of five sets of executed application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted. 11. Cost of the land i.e. Rs 7000 lakhs needs to be clarified according to the area applied for the continuation of registration is 2.123 acres along with supporting documents. Additionally, an Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be revised. 12. Clarification needs to be submitted for difference in Project Cost, as per DPI it is Rs 15814.52 lakhs whereas per QPR (A-H) it is Rs 8830.43 lakhs. 13. Details of financial resources mentioned in DPI amounts to Rs 11001.55 lakhs from others needs to be submitted 14. REP II dated 29.03.2025 needs to be revised as OC & CC date is missing. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised. 15. Original Bank Undertaking needs to be submitted. 16. Project Report needs to be revised as costing details do not match with DPI. Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. 17. Schedule and Challan of EDC 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)(l)(D) needs to be revised. 18. Bank Statement of RERA Accounts for the month of June 2025 needs to be submitted.
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 approved service plans and estimates including other deficiencies pending at S. No. 32. The Authority may consider for grant of extension of registration upon submission of BG of Rs 25 lakhs for the submission of approved service plans and estimates within 2 months of the issuance of registration certificate.

Ashish Dubey
Chartered Accountant

Deepika
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

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

Sh. Satyavart Sharma (GM Sales) is present on behalf of the promoter and states that the service plans and estimates have been applied to the competent authority. He further stated that the same will be deposited with the authority within one week. It is also stated that the other required documents have already been submitted on 08.08.2025.

Approved as proposed, subject to the submission of a BG of Rs 25 lakhs as a security amount for the submission of the approved service plans and estimates within two months. Failing which the security amount shall be forfeited and strict action shall be taken against the promoter under Section 7(1) and Section 63 of the Real Estate (Regulation and Development) Act, 2016. Further, if the promoter submits the approval of the service plans and estimates within one week, the requirement to submit the BG shall stand waived.

The Extension of Registration Certificate shall be issued after submission of corrections in the DPI and compliance with the above-mentioned conditions.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA