

Hearing brief for registration of Project u/s 4

Hearing Order 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		
9.	Online application ID	RERA-GRG-PROJ-2043-2025		
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	31.12.2030		
13.	QPR Compliances	Not applicable		
14.	4(2)(I)(D) Compliances	Not applicable		
15.	4(2)(I)(C) Compliances	Not applicable		
16.	Status of change of bank account	Not applicable		
17.	Details of proceedings pending against the project	Not applicable		
18.	RC Conditions Compliances	Not applicable		
19.	Total no. of plots	Residential plots: 61 Commercial plot: 1		
20.	Total Project cost	114.21 Crores		
21.	Project Expenditure So far	73.56 Crores		
22.	Estimates expenditure for completion so far	40.56 Crores		
23.	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	27.12.2027
			71 of 2014 dated 29.07.2014	28.07.2026
			104 of 2019 dated 07.09.2019	06.09.2026
211 of 2023 dated 28.10.2023			17.10.2028	
ii)	Layout plan Approval	Approved with additional license 211 of 2023 dated 18.10.2023		



	iii)	Demarcation zoning approval cum plan	Drg No. DTCP 10990 dated 01.04.2025	
	iv)	Environmental Clearance	Not submitted Applied on 16.01.2025	
	v)	Airport clearance height	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	Not submitted Applied on 01.07.2025	
24.	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/-	
25.	DD amount		Rs 5,32,253/- (Adjusted from Rs 10,11,300/- as per order dated 17.02.2025 in Temp id RERA-GRG-1475-2023) Rs 27,000/- Rs 2,45,847/-	
	DD no. and date		698469 dated 07.09.2024 698784 dated 11.04.2025 678978 dated 27.08.2025	
	Name of the bank issuing		State Bank of India	
	Total fee paid		Rs 8,05,100/-	
	Registration fee already paid which is to be adjusted and consider now.		Rs 2,64,746/-	
	Processing fee has already been paid, but it has not been considered, as the application was returned via order dated 11.08.2025 under Temporary ID RERA-GRG-1921-2025 due to the promoter not having an approved phasing plan.		Rs 2,45,847/-	
	Amount paid to be considered		Rs 8,05,100/- - Rs 2,45,847/- = Rs 5,59,253/-	
	Deficient amount		Rs 5,10,593/- - Rs 5,59,253/- NIL (excess of Rs 48,660/-)	
26.	File Status		Date	
	File received on		29.08.2025	
	First notice Sent on		10.09.2025	
	First hearing on		15.09.2025	
	Second hearing on		06.10.2025	
27.	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. 97621 dated 28.08.2025 and RPIN-950. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2043-2025. The project area for registration is 6.075 acres part of 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 110.2075 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.

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.

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.

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 sought the reply of the complaint.

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.

The application for registration of residential plotted colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/950 dated 10.09.2025 was issued to the promoter with an opportunity of being heard on 15.09.2025.

The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 02.09.2025 namely The Statesman, The Indian Express & Jansatta. Whereas, no objection has been received till 15.09.2025.

On 15.09.2025, the matter is adjourned and fixed for 06.10.2025.

The promoter has submitted a reply on 30.09.2025 which was scrutinized and the status of the documents is mentioned below:

28.	Present compliance status as on 06.10.2025 of deficient documents conveyed	1. 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 you at the time of earlier
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in notice dated 10.09.2025.	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: Submitted, but corrections need to be done. 3. Online DPI needs to be corrected. Status: Submitted, but corrections need to be done. 4. Copy of LOI, LC IV and LC IV B duly stamped and signed by the Director, Town and Country Planning Haryana needs to be submitted for all the related licenses. Status: Submitted 5. Two third consent from the existing allottees regarding the revision of layout plan needs to be submitted. Status: Consent has been submitted, but it could not be verified because the promoter has not provided the allottees contact numbers along with the list of sold units. Accordingly, the list of unique allottees is also 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 landowner's 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, whereas in the reply, the promoter stated that the company shall allot residential plots to the collaborator subsequently, after the grant of the registration certificate. 8. Environment Clearance needs to be submitted. if applied than copy of the same needs to be submitted. Status: Not submitted, applied on 16.01.2025. 9. Approved Service plan and estimates needs to be submitted. if applied than copy of the same needs to be submitted. Status: Not submitted, applied on 01.07.2025. 10. Electrical load availability connection needs to be submitted for whole licensed land. Status: Submitted 11. NCZ, tree cutting permission, Forest land diversion and powerline shifting NOC if applicable, needs to be submitted. Status: Submitted 12. Approval NOCs from various agencies for connecting external services like road and water supply needs to be submitted. Status: Not submitted, whereas in the reply promoter stated that the domestic water connection is obtained from the concerned department and for road access promoter stated that the project is connected through existing 24 m sector road. 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
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	14. A land title search report for the last 30 years, certified by an advocate with their bar enrolment number and dated recently, needs to be submitted. Status: Submitted, but needs to be revised. 15. PERT Chart specifying date of completion needs to be revised. Status: Submitted, but needs to be revised in readable format, 16. Copy of draft application form, allotment Letter, BBA, conveyance deed and payment receipt need to be revised. Status: BBA and conveyance deed submitted, whereas application form and allotment letter in draft format needs to be submitted. 17. Draft Brochure needs to be revised & advertisement needs to be submitted. Status: Submitted, but needs to be revised. 18. Cost of the land i.e. Rs 6820.55 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) needs to be submitted. Status: Submitted but cost of the land i.e. Rs 6820.55 lakhs needs to be clarified along with supporting documents. affidavit outlining the area-sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. 19. Details of financial resources from others mentioned in DPI amounts to Rs 15352.95 lakhs and equity by promoter amounts to Rs 6820.55 lakhs needs to be submitted. Status: Not Submitted 20. 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: Submitted but 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. 21. 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 22. REP II dated 28.08.2025 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: Not Submitted 23. Original Bank Undertaking needs to be submitted. Status: Submitted but Bank Undertaking dated 26.08.2025 needs to be revised as Master A/c & Free A/c no. are missing. 24. 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. Status: Not Submitted
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		25. 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. Status: Submitted but Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted.
29.	Remarks	1. 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 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: Submitted, but corrections need to be done. 3. Online DPI needs to be corrected. Status: Submitted, but corrections need to be done. 4. Two third consent from the existing allottees regarding the revision of layout plan needs to be submitted. Status: Consent has been submitted, but it could not be verified because the promoter has not provided the allottees contact numbers along with the list of sold units. Accordingly, the list of unique allottees is also not submitted. 5. 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. 6. Details of area/plots allotted to the landowner's 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, whereas in the reply, the promoter stated that the company shall allot residential plots to the collaborator subsequently, after the grant of the registration certificate. 7. Environment Clearance needs to be submitted. if applied than copy of the same needs to be submitted. Status: Not submitted, applied on 16.01.2025. 8. Approved Service plan and estimates needs to be submitted. if applied than copy of the same needs to be submitted. Status: Not submitted, applied on 01.07.2025. 9. Approval NOCs from various agencies for connecting external services like road and water supply needs to be submitted. Status: Not submitted, whereas in the reply promoter stated that the domestic water connection is obtained from the concerned department and for road access promoter stated that the project is connected through existing 24 m sector road. 10. 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



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<i>Ashish Dubey</i> Ashish Dubey Chartered Accountant	<i>Deepika</i> Deepika Planning Executive
Day and Date of hearing	Monday and 06.10.2025
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
Proceedings dated: 06.10.2025 Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Sudhir Solanki (AR), Sh. Sonu Kumar (AR) and Sh. Akhil Kumar (AR) are present on behalf of the promoter. The AR of the promoter is directed to rectify the deficiencies mentioned above at S. No. 29. Further, on the next date of hearing, the promoter is instructed to bring the landowners in person. Also, the promoter shall submit duly signed collaboration agreement reflecting the sharing arrangement for 6.0750 acres of land, signed by both the promoters and the respective landowners. Further, the promoter is directed to open bank accounts as per the section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016. The matter to come upon 13.10.2025. <i>(Arun Kumar)</i> (Arun Kumar) Chairman, HARERA	