

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - Anant Raj Estate
RERA-GRG-2043-2025
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
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

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 (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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 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)	Demarcation cum zoning plan approval	Drg No. DTCP 10990 dated 01.04.2025	
	iv)	Environmental Clearance	Not submitted Applied on 16.01.2025	
	v)	Airport height clearance	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
	Third hearing on	13.10.2025
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. 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. On 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. The promoter has submitted a reply on 30.09.2025, 01.08.2025 & 08.10.2025 which was scrutinized and the status of the documents is mentioned below:	
28.	Present compliance status as on 13.10.2025 of deficient documents conveyed in last hearing dated 06.10.2025	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. 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. 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: 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.

**HAREERA****GURUGRAM**

Project - Anant Raj Estate

RERA-GRG-1921-2025

	Status: Submitted as per collaboration agreement, 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: Submitted 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 16. Copy of draft application form, allotment Letter, BBA, conveyance deed and payment receipt need to be revised. Status: 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
--	--

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 (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



		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: Submitted but REP II dated 28.08.2025 needs to be revised as amount of loan from SBI & Vistra ITCL (India) Ltd is missing and NOC from lender needs to be 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: Submitted but CA Certificate of non-default in payment of debt statutory liabilities needs to be submitted on latest date as previously dated was 16.09.2024, CA Certificate of REP-1 (A-H) and CA Certificate of net worth of promoter on latest date needs to be submitted. 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. 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: Submitted as per collaboration agreement, 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.

5. 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.

6. 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.

7. 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.

8. 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 revised.

9. Draft Brochure needs to be revised & advertisement needs to be submitted.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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: Submitted but REP II dated 28.08.2025 needs to be revised as amount of loan from SBI & Vistra ITCL (India) Ltd is missing and NOC from lender needs to be submitted.
	15. 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.
	16. 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: Submitted but CA Certificate of non-default in payment of debt statutory liabilities needs to be submitted on latest date as previously dated was 16.09.2024, CA Certificate of REP-1 (A-H) and CA Certificate of net worth of promoter on latest date needs to be submitted.
	17. 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.

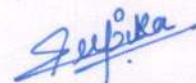
Recommendation: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H, corrections in online DPI, approved environment clearance, approved service plan and estimates, and the documents mentioned above at S.no. 29.

The promoter shall submit two BG/DD amounting to Rs 25 lakhs each as a security amount for submission of approved environment clearance & approved service plan and estimates within 3 months from the grant of registration.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.



Ashish Dubey
Chartered Accountant



Deepika
Planning Executive

Day and Date of hearing	Monday and 13.10.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 13.10.2025

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

Sh. Sudhir Solanki (AR) and Sh. Sonu Kumar (AR) are present on behalf of the promoter and states that the remaining two bank accounts (Collection & free account) for the project have also been opened, in compliance with Section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016. A reply in this regard has been submitted before the Authority today. The office to examine the same.



Sh. Jeet Singh, Sh. Kapil Dayma, Sh. Sanjeev Jain, Sh. Ravinder Kumar and Sh. Hare Krishna Sinha are present on behalf of the landowners and stated that they have duly acknowledged and accepted the sharing arrangement as per the Collaboration Agreement executed between the Promoter and the Landowners.

The Authorized Representative of the promoter also submits that presently, the environment clearance, approved service plans and estimates along with domestic water connection are under process and the said approvals have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit:

- i. The Approved Environmental Clearance and Approved Service Plans and Estimates within 3 months from the date of grant of registration.
- ii. Approval NOC for domestic water connection within 2 months from the date of grant of registration.

Further, he undertakes to submit two Demand Drafts / Bank Guarantees amounting to Rs 25 lakhs each, as a security deposit for timely compliance with the above requirements at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frames, the said security amount(s) shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit two separate Demand Drafts / Bank Guarantees, each amounting to Rs 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amounts for timely submission of the following approvals:

- a. Approved Environmental Clearance: within 3 months from the date of grant of registration; and
- b. Approved Service Plans and Estimates: within 3 months from the date of grant of registration.

In the event of non-submission of any of the above approvals within the prescribed time frames, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder. Further, the promoter shall submit the approval NOC for domestic water connection within 2 months from the grant of registration certificate.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form, Online DPI and submission of two BG/DD of Rs. 25 lakhs each for submission of approved environment clearance and approved Service plan and Estimates within the timeframe mentioned above.


(Arun Kumar)

Chairman, HARERA

